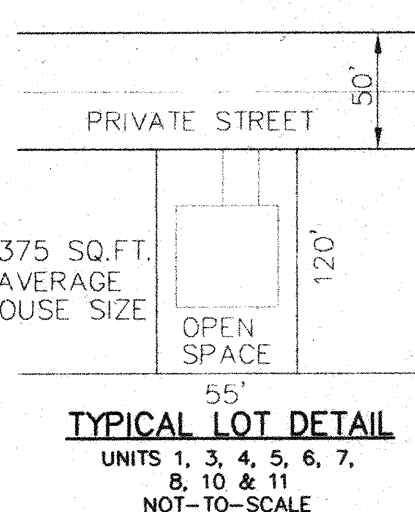
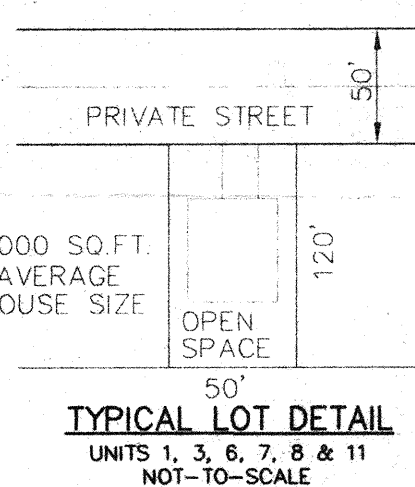
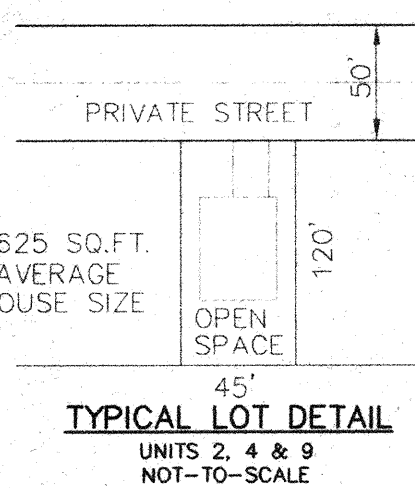
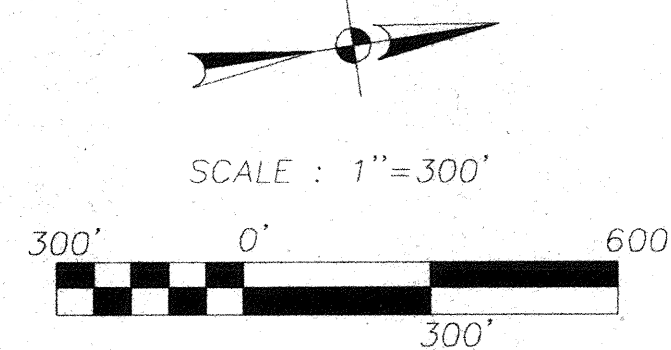


LOCATION MAP



- NOTES**
1. THE COORDINATES SHOWN ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.
 2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC-35-3339).
 3. ALL LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.
 4. ALL LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
 5. THE ENTRY TO UNIT 1, UNIT 10, AND BOTH ENDS OF THE LOCAL "B" WILL BE GATED.
 6. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50' R.O.W.) UNLESS NOTED OTHERWISE.
 7. WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 8. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 9. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
 10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT-OF-WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY).
 11. THE PRIVATE RECREATIONAL AREA WILL BE CONSTRUCTED WITH UNIT 1.

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ED.

| LAND USE | ACREAGE | IMPERVIOUS COVER (AC) | OPEN SPACE (AC) | % OPEN SPACE |
|-------------------|---------|-----------------------|-----------------|--------------|
| COLLECTOR STREETS | 29.41 | 17.26 | 12.14 | 41.3 |
| RESIDENTIAL | 224.37 | 118.24 | 106.13 | 47.3 |
| COMMERCIAL | 10.58 | 10.05 | 2.12 | 5.0 |
| NATURAL AREA | 58.11 | 0.0 | 58.11 | 100.0 |
| TOTAL | 322.47 | 145.6 | 176.9 | 54.86 |

ENTIRE SITE IS LOCATED WITHIN THE EARZ

| UNIT | # OF LOTS | PLATTED ACREAGE | DENSITY (LOTS/AC) |
|-------|-----------|-----------------|-------------------|
| 1 | 107 | 34.80 | 3.07 |
| 2 | 94 | 30.13 | 2.70 |
| 3 | 109 | 23.37 | 4.66 |
| 4 | 64 | 18.40 | 2.12 |
| 5 | 129 | 31.30 | 4.12 |
| 6 | 126 | 25.01 | 5.04 |
| 7 | 94 | 22.36 | 4.20 |
| 8 | 130 | 30.04 | 4.33 |
| 9 | 71 | 12.94 | 5.49 |
| 10 | 46 | 17.38 | 2.65 |
| 11 | 68 | 15.62 | 4.35 |
| TOTAL | 1,038 | 261.35 | 3.91 |

LEGAL DESCRIPTION:

BEING 522.34 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478 3/4, ABSTRACT NO. 786, COUNTY BLOCK (C.B.) 4913, THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT NO. 720, C.B. 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT NO. 512, C.B. 4914, THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 344, C.B. 4915, THE E. MARTIN SURVEY NO. 89, ABSTRACT NO. 52, C.B. 4909, AND THE C. CONTIS SURVEY NO. 500 ABSTRACT NO. 158, C.B. 4912, ALL IN BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 5.229 ACRE TRACT OF LAND.

OWNER/DEVELOPER

ABG DEVELOPMENT
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247

APPROVED PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: *[Signature]* DATE: 6/9/2004
SECRETARY: *[Signature]* DATE: 6/9/2004

PUD NO. 03-027

**CENTURY OAKS
ABG DEVELOPMENT
MDP/P.U.D. PLAN**

CITY OF SAN ANTONIO
OFFICE OF PLANNING
04 MAY 24 AM 7:34

JOB NO. 5724-04

DATE MARCH 2003

DESIGNER BAC

CHECKED SLW DRAWN BAC

SHEET 1 OF 1



1. SIGHT LINE SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE
2. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS

- 522 RESIDENTIAL UNITS
- TOTAL ACREAGE 744.17 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT
- LOT 515, BLOCK 1 IS A PRIVATE STREET
- LOT 121, 128 & 256, BLOCK 1 IS TO BE RESERVED FOR PARKS

DEVELOPER:
TIME LINE DEVELOPMENT, CORP.
P.O. BOX 700210
SAN ANTONIO, TX 78270
(210) 494-8474

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = N.A.

MAXIMUM DENSITY ALLOWED = 9 UNITS PER ACRE

PROPOSED DENSITY = 0.69 UNITS PER ACRE

MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%

PROPOSED PERCENTAGE OF OPEN SPACE = 90%

TOTAL SPACE = 744.17 ACRES

OCCUPIED SPACE

31.06 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINAGE DRIVEWAYS (17' X 40')

7.99 ACRES HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)

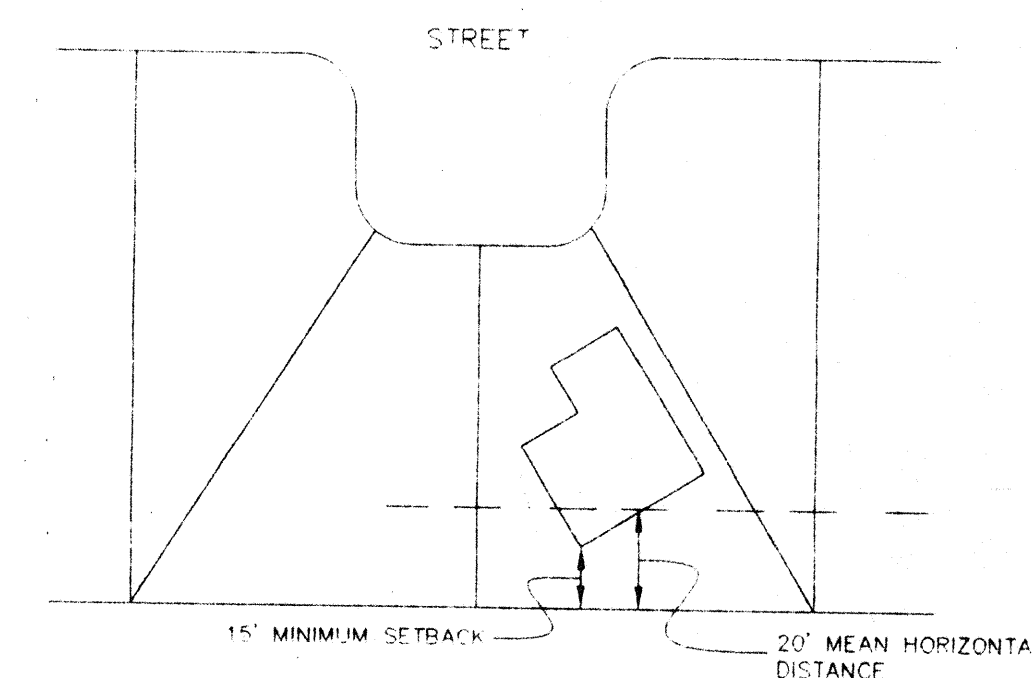
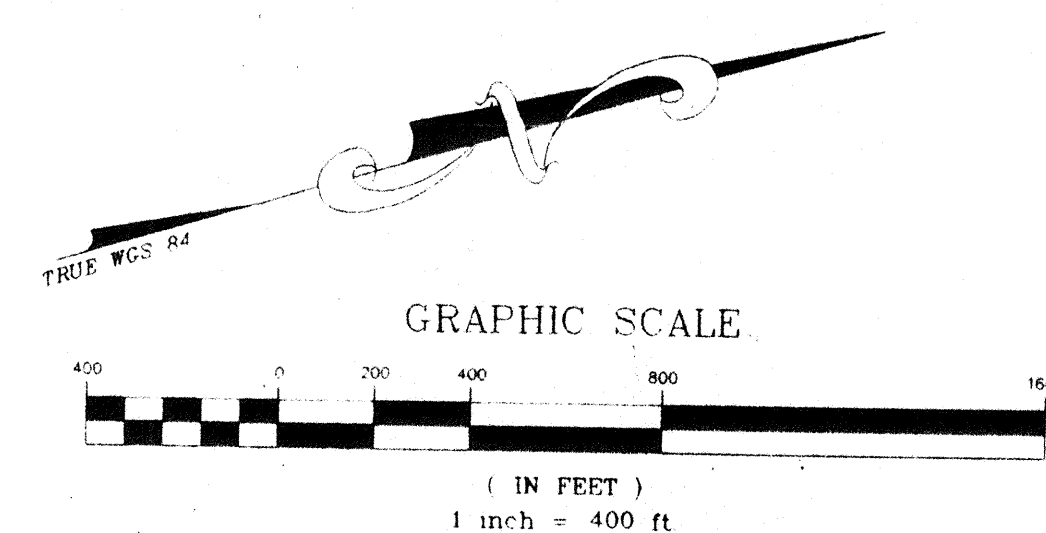
35.26 ACRES

74.11 ACRES

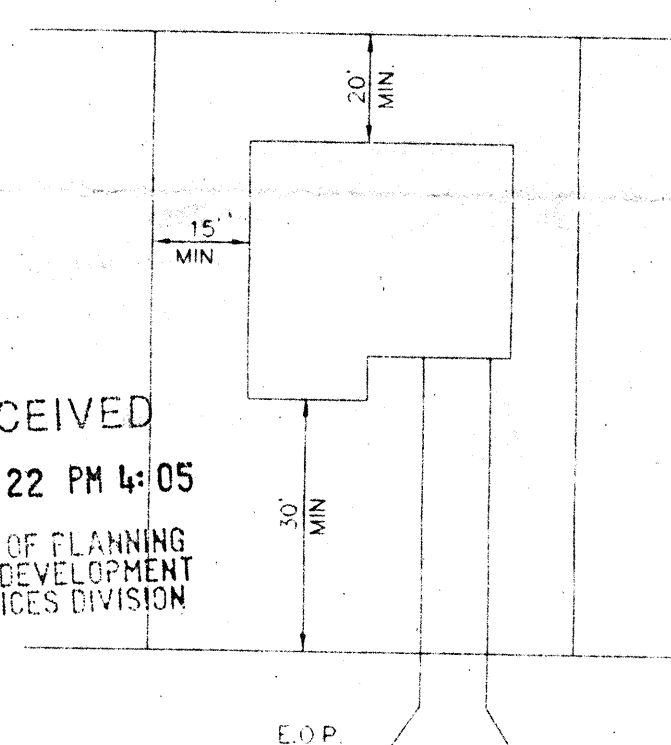
NET OPEN SPACE = 669.87 ACRES

= 744.17 ACRES

OPEN SPACE RATIO = 0.90

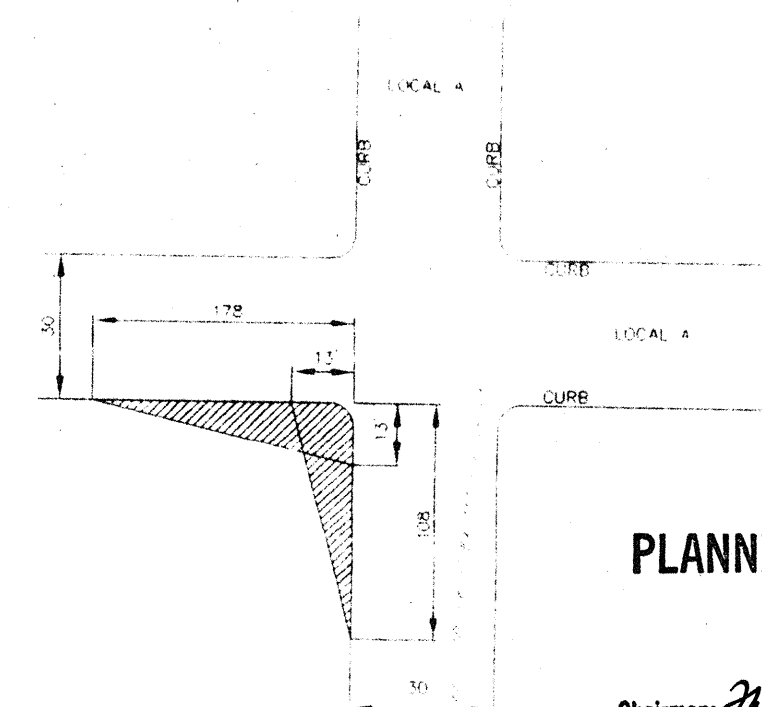


REAR YARD SETBACK ON CUL-DE-SAC
OR OTHER UNUSUALLY SHAPED LOTS



TYPICAL LOT

CLEAR VISION AREA



APPROVED
PLANNED UNIT DEVELOPMENT

Planning Commission
City of San Antonio

Chairman: Sherris K. Graham 3/24/99
Secretary: Bill Zeff Date: 3/24/99

[illegible]

BAKER

SURVEYING &
ENGINEERING, INC.

11003 WYE DRIVE SAN ANTONIO, TEXAS 78217
PH (210) 653-7270 FAX (210) 653-2942

| | |
|--------------|--------|
| DESIGNED BY: | |
| DRAWN BY: | A.P. |
| CHECKED BY: | B.K. |
| DATE: | 5/98 |
| JOB NO.: | 97-277 |

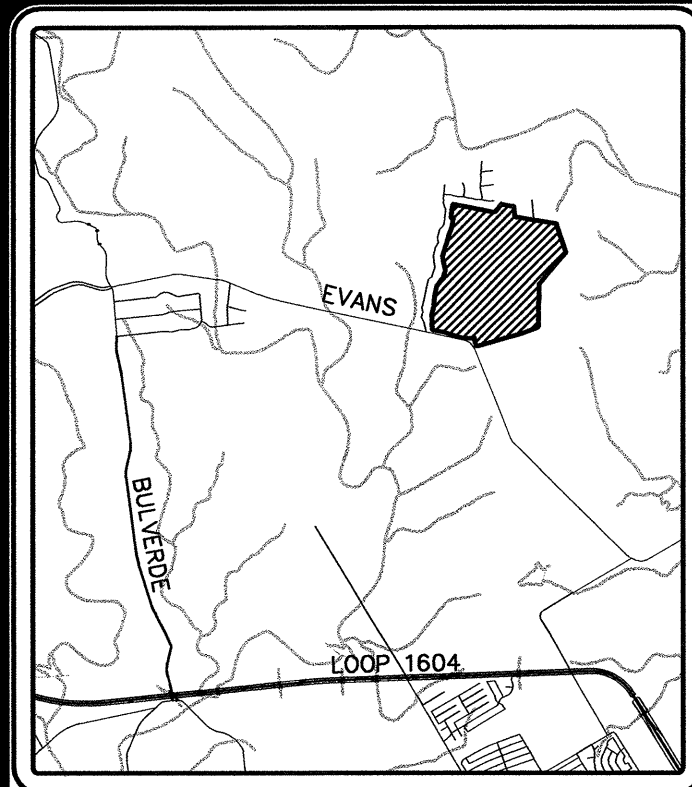
"A PLANNED UNIT DEVELOPMENT"

P.L.D. PLAN

for
CENTURY OAKS ESTATES

CLIFFE, M.

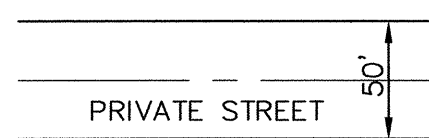
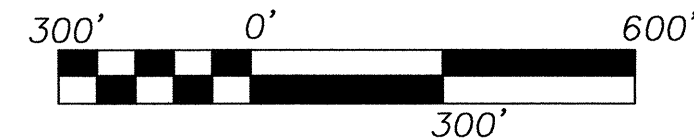
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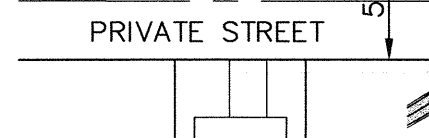
LOCATION MAP



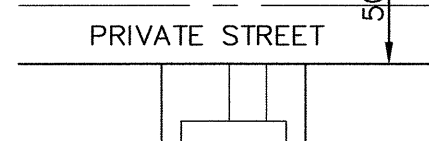
SCALE: 1"=300'



TYPICAL LOT DETAIL
UNITS 2, 7, & 9
NOT-TO-SCALE



TYPICAL LOT DETAIL
UNITS 1, 2, 3, 6, 7, 8, & 11
NOT-TO-SCALE



TYPICAL LOT DETAIL
UNITS 1, 3, 4, 5, 6, 7, 8, 10, & 11
NOT-TO-SCALE

NOTES

1. THE COORDINATES SHOWN ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.
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5. THE ENTRY TO UNIT 1, UNIT 10, AND BOTH ENDS OF THE LOCAL "B" WILL BE GATED.
6. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50' R.O.W.) UNLESS NOTED OTHERWISE.
7. WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
8. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
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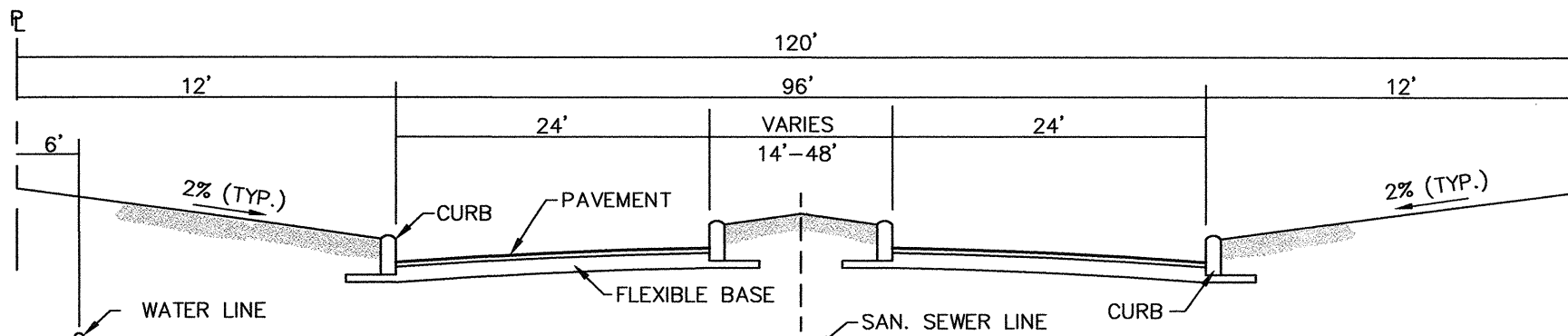
BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ED.

| LAND USE | ACREAGE | IMPERVIOUS COVER (AC) | OPEN SPACE (AC) | % OPEN SPACE |
|-------------------|---------|-----------------------|-----------------|--------------|
| COLLECTOR STREETS | 21.06 | 15.07 | 5.99 | 28.42% |
| RESIDENTIAL | 226.75 | 121.11 | 105.64 | 46.59% |
| COMMERCIAL | 15.71 | 14.92 | 0.79 | 5.03% |
| GOLF COURSE | 204.84 | 5.74 | 199.10 | 97.20% |
| NATURAL AREA | 53.98 | 0.00 | 53.98 | 100.00% |
| TOTAL | 522.34 | 136.88 | 385.46 | 73.79% |

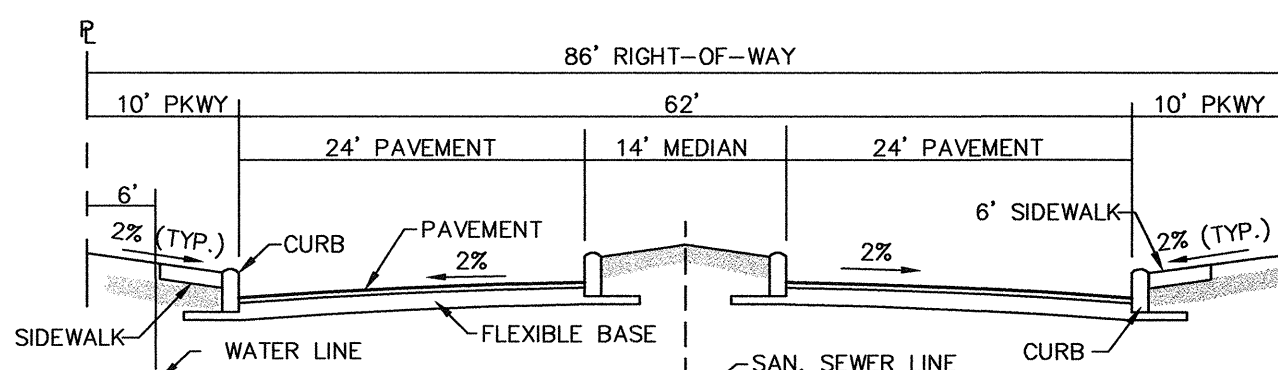
ENTIRE SITE IS LOCATED WITHIN THE EARZ

| UNIT | # OF LOTS | PLATTED ACREAGE | DENSITY |
|-------|-----------|-----------------|---------|
| 1 | 112 | 30.05 | 3.73 |
| 2 | 86 | 24.56 | 3.46 |
| 3 | 110 | 23.41 | 4.70 |
| 4 | 67 | 16.34 | 4.10 |
| 5 | 122 | 31.11 | 3.92 |
| 6 | 126 | 25.01 | 5.04 |
| 7 | 94 | 20.87 | 4.55 |
| 8 | 132 | 31.83 | 4.13 |
| 9 | 71 | 12.19 | 5.83 |
| 10 | 47 | 17.49 | 2.69 |
| 11 | 91 | 19.82 | 4.64 |
| TOTAL | 1058 | 254.76 | 4.25 |

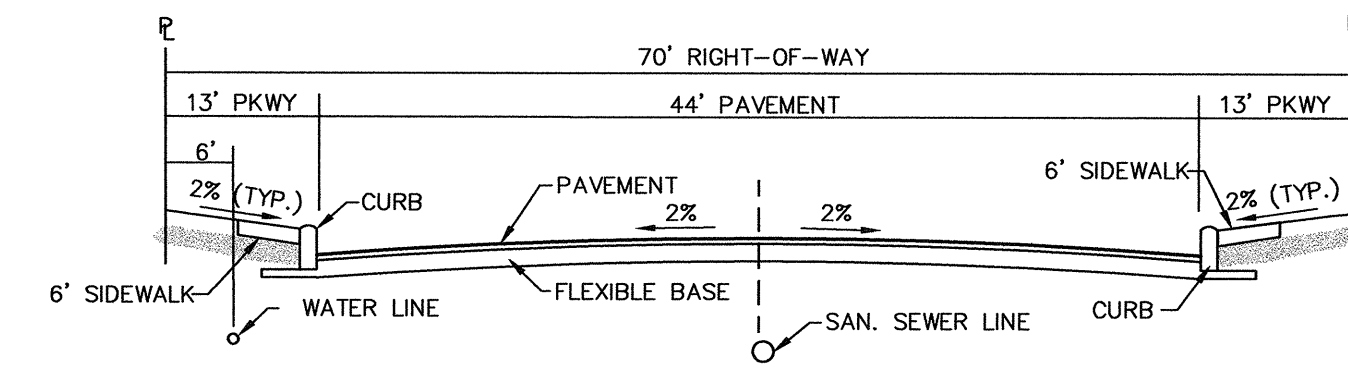
120' R.O.W. STREET SECTION
PRIMARY ARTERIAL STREET
NOT TO SCALE



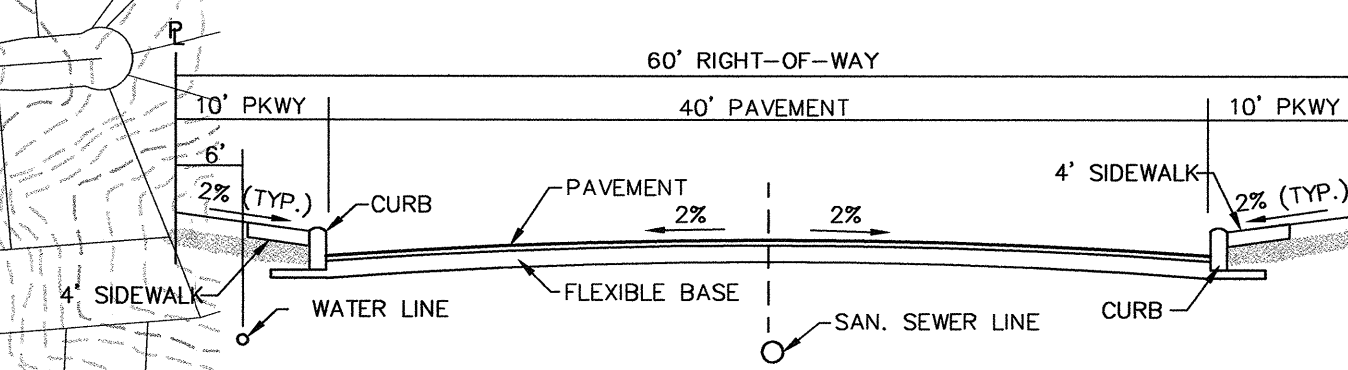
86' R.O.W. STREET SECTION
SECONDARY ARTERIAL STREET
NOT TO SCALE



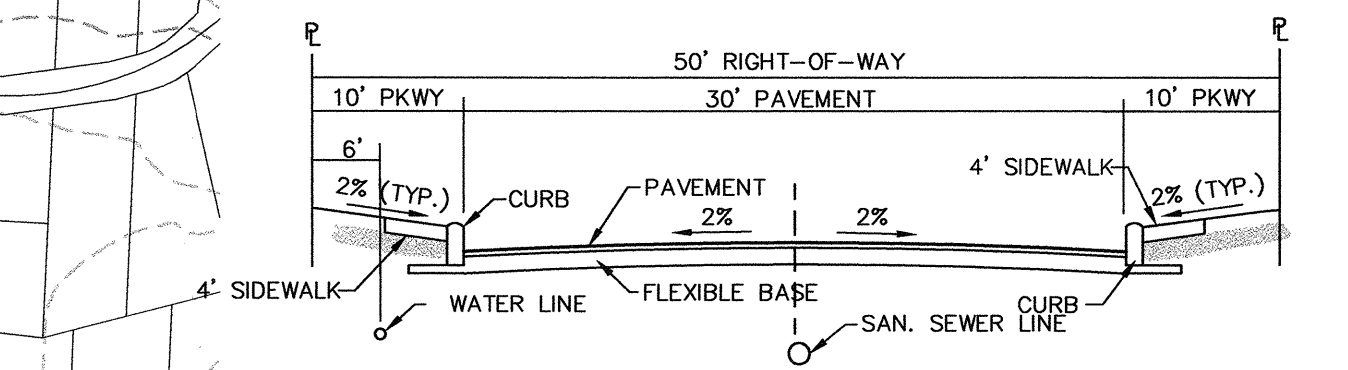
70' R.O.W. STREET SECTION
COLLECTOR STREET
NOT TO SCALE



60' R.O.W. STREET SECTION
LOCAL TYPE "B" STREET
NOT TO SCALE



50' R.O.W. STREET SECTION
LOCAL TYPE "A" STREET
NOT TO SCALE



ENTRANCE DETAIL
1"=40'

PLAN HAS BEEN ACCEPTED BY

Robt. P. ...

3/5/04 #460-B

9/4/05

OWNER/DEVELOPER

ABG DEVELOPMENT
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247

APPROVED
PLANNED UNIT DEVELOPMENT

PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PUD NO. 03-027

LEGAL DESCRIPTION:

BEING 522.34 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478 3/4, ABSTRACT NO. 788, COUNTY BLOCK (C.B.) 4913, THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT NO. 720, C.B. 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT NO. 512, C.B. 4914, THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 344, C.B. 4915, THE E. MARTIN SURVEY NO. 89, ABSTRACT NO. 52, C.B. 4909, AND THE C. CONTIS SURVEY NO. 500 ABSTRACT NO. 158, C.B. 4912, ALL IN BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 5.229 ACRE TRACT OF LAND.

RECEIVED
04 APR 11 AM 11:37

REVISIONS:
LAND DEVELOPMENT
PLANNING DIVISION

PAPE-DAWSON
ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9900
FAX: 210.375.9010

CENTURY OAKS
ABG DEVELOPMENT
M.D.P./P.U.D. PLAN

JOB NO. 5724-04

DATE MARCH 2003

DESIGNER BAC

CHECKED SLW DRAWN BAC

SHEET 1 OF 1



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

| | |
|------------------------|---------------------------|
| Date Submitted: | Project ID Number: |
|------------------------|---------------------------|

**** Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) <input checked="" type="checkbox"/> MDP/P.U.D. Plan (Combination) <input type="checkbox"/> Master Plan Community District (MPCD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan <input type="checkbox"/> Mixed Use District (MXD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan ((MHPP) <input type="checkbox"/> Pedestrian Plan (PP) <input type="checkbox"/> Other: _____ |
|--|--|

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies.*

Project Name: Century Oaks

Owner/Agent: Laredo Sonoma Ranch, Ltd. Phone: 497-3385 Fax: 495-2587

Address: C/O ABG Development 15102 Jones Maltsberger Zip code: 78247

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

04 MAR 10 AM 7:17
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): CB 4912 P-2&4 ABS 158, CB 4913 P-2, P-2E & P-2H ABS 786, CB 4914 P-2 & 3 ABS 512, CB 4915 P-7 ABS 344, CB 4917 P1 & 1A ABS 720

Existing zoning: N/A Proposed zoning: _____

Projected # of Phases: 11

Number of dwelling units (lots) by Phases: U1-112, U2-86, U3-110, U4-67, U5-122, U6-126, U7-94, U8-132, U9-71, U10-47, U11-91

Total Number of lots: 1,058 divided by acreage: ~~522.8~~ 522.34 = Density: 2.02

(PUD Only) Linear feet of street: 49,200 ☒ Private (6900 LF) ☒ Gated ☐ Attached
☒ Public (42,300 LF) ☐ Un-Gated ☒ Detached

(PUD Only) Total open space: 362.68 divided by total acreage: 522.8 = Open space: 69.43 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): TRANSMITTER

(PUD Only) Construction start date: 6/04

(PUD Only) X/Y coordinates at major street entrance: X: 2166023.53 Y: 13791049.78

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Judson ISD Ferguson Map Grid: 485B4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

→ Name Flamingo Homes No. 460-A

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Eichbaum U-1 No. 960178

Name Century Oaks Estates U-1 No. 980442

Name Century Oaks Estates Unit 1B No. 000174

Name Century Oaks Commercial No. 020307

Contact Person and authorized representative:

Print Name: Shauna Weaver Signature: _____

Date: 3/19/03 Phone: 375-9000 Fax: 375-9010

January 1, 2003

P:\5724\04\Word\Forms\MDP030613.doc

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 10 AM 7:17

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

04 MAR 10 AM 7:17
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 10 AM 7:17

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

- ☒ Traffic Impact Analysis (section 35-502).
- ☒ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☒ (PUD Only) Lots numbered as approved by the City.
- ☒ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

I certify that the Master Development/P.U.D. Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Shauna Weaver Signature: Shauna L. Weaver Date: 3/9/04

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAR 10 AM 7:17



CITY OF SAN ANTONIO

March 5, 2004

Ms. Shauna Weaver, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Century Oaks (Amending)

MDP/POADP # 460-B

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed Century Oaks (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 460-B. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section cite the following:

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Century Oaks Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Century Oaks proposed development is located in Northeast Bexar County on Evans Road approximately 5 miles east of US 281. The site is located north of Evans Road and is bounded to the east by Hanging Oak. It is a Planned Unit Development (PUD) consisting of 1,076 residential dwelling units. It is estimated that the development will occur at the rate of 125 dwelling units per year and will be completed by 2012.

Evans Road and Cibolo Canyon will provide regional access to and from the proposed development. Cibolo Canyon will be extended northwest from Evans Road to

- ROW for approximately 300 linear feet east of Cibolo Canyon. Dedicate in width, 80-feet of ROW for approximately 2400 linear feet from the east most property line projecting west. The limits of construction shall be extended from proposed Cibolo Canyon to the east project limits (Primary Arterial Type A).

The Developer shall provide 60 feet of ROW from the centerline of Evans Road west of Angosturo Boulevard (existing Century Oaks Estates, Unit 1 PUD). The proposed development is projected to generate 549 AM peak hour trips and 667 PM peak hour trips with a total of 8,070 daily trips by the year 2012.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Century Oaks Development, at no cost to the City of San Antonio:

- Cibolo Canyon - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended from Evans Road to Angosturo Boulevard as shown on the City of San Antonio Major Thoroughfare Plan (MTP).
- Evans Road (east of proposed Cibolo Canyon) – Dedicate in width, 120-feet of proposed Cibolo Canyon adjacent to this proposed project. This will require a property dedication by the developer.
- The developer shall be responsible for upgrading the intersection of Evans Road and Cibolo Canyon as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity on Evans Road and a traffic signal when warranted.
- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
- All Roadways shall conform to Table 506-1: Functional Classification System Description.
- All proposed median openings on Cibolo Canyon should provide sufficient left – turn storage for northbound and southbound traffic. For tee – intersections on Cibolo Canyon the median shall provide a bullet nose design as described on page 701 of 2001 AASHTO Policy on Geometric Design of Highways and Streets (AASHTO Green book).

- Intersection of Cibolo Canyon and Evans - Additional ROW (120 – feet in width) has been provided on Cibolo Canyon. The added ROW will allow future expansion of the intersection to possibly allow dual left turns and a right turn deceleration lane for Cibolo Canyon.
- Right turn deceleration lanes shall be constructed on Cibolo Canyon and Evans Road for all collector streets accessing these arterial streets. This construction may require dedication of additional right-of-way.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal and external street plan. All major arterials and local streets shall follow all regulations as per the Uniform Development Code. The Major Arterials shown on the MDP shall follow the City of San Antonio MTP and the horizontal alignments will be implemented at the time of platting. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- Street and Drainage:
Public Works Storm Water Engineering will determine whether or not detention is required. During the platting process, verification of their decision will be required. If detention is required, the construction plans and calculations for the pond will be reviewed by development services during the technical review stage and will have to comply with the Unified Development Code.
- Storm Water Engineering has reviewed the above reference project.

1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code (UDC) for The City Of San Antonio, as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

Ms. Weaver
Page 4
March 5, 2004

Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

The Parks and Recreation Department cites the following:

Century Oaks is a proposed subdivision of 1067 homes north of San Antonio, within the City's Extra Territorial Jurisdiction. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 9.6 acres.

The applicant has requested the designation of a 54-acre parcel as a Natural Area. This request has been approved with the following conditions:

- Any land management, development or improvements to be guided by the San Antonio Parks and Recreation System Plan, Volume 3, Land Use and Management Planning Guidelines for Natural Areas, adopted as Ordinance by Council in 2002.
- Although not surveyed for the presence of karst invertebrates this site is located in US Fish and Wildlife karst Zone 2, indicating high probability of listed endangered karst invertebrates. Unless specific surveys are conducted, and prove absence, all karst features **are assumed to be occupied by federally listed endangered karst invertebrates and ALL** contemplated land management, development or improvements to the property will be coordinated with the department of US Fish and Wildlife.
- Aggressive, exotic species need to be controlled. These include ligustrum shrubs around the homestead; Bermuda grass (mostly around the homestead); and feral hogs.
- Trash and rubbish need to be removed and disposed of properly. Most is located in the horizontal hay silos and around the homestead buildings.
- Existing buildings are attractive nuisances in their present condition. They should be removed; or stabilized and managed as interpretive elements of past land use.
- Unauthorized public access should be strictly controlled. The home site shows abundant evidence of vandalism and inappropriate activity.
- Recent (20-40 year) invasion of juniper, mostly in the east-west transverse belt of live oak, should be controlled.

Ms. Weaver
Page 5
March 5, 2004

- Invasion of grasslands by woody species should be controlled to preserve and enhance native grassland communities.

The Planning Department, Historic Preservation Division cites the following:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. However, in the opinion of the HPO, it is possible that significant archaeological sites or other archaeological resources are present. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Ms. Weaver
Page 6
March 5, 2004

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez".

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County



CITY OF SAN ANTONIO

February 6, 2004

Gene Dawson Jr., P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Century Oaks (Amendment)

POADP #: 460-A (Exist)
PUD #: 98-025 (Exist)

Dear Mr. Dawson:

The City Staff Development Review Committee has reviewed Century Oaks (Amendment) Preliminary Overall Area Development Plan/ Planned Unit Development (PUD). Please note that your plan was not accepted, based on the following:

- **Planning Department Comprehensive/ Transportation Division**

- 1) The plan does not comply with (old UDC) Section 35-4109 Arterial streets

"Where a Primary or Secondary Arterial street, as shown on the Major Thoroughfare Plan, traverses or is contiguous with an area being platted, such Primary or Secondary Arterial Street shall be platted in the location and of the width indicated by the requirements of the Major thoroughfare plan and these regulations."

- 2) Section 35-4113 (old UDC), Pavement and right-of-way width.

Evens Road is on the Major Thoroughfare Plan and calls for a Primary Arterial Type "A"; your proposal fails to identify this Primary Arterial as proposed on the Major Thoroughfare Plan for the City of San Antonio.

- 3) Section 35-4101(old UDC), Street Layout

"The arrangement, character, extend, width, grade and location of all streets shall conform to the Master Plan and The Major thoroughfare plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience and in their appropriate relation to the proposed uses of the land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood development".

4) Section 35-4001(old UDC), Findings and determinations

(3) In accordance with the City Charter and V.T.C.A., Local government code, Chapter 212, the city may require that all plans or plats conform to the:

- (a). General plan of the city, its streets, Major Thoroughfares and Public utility facilities, including those which have been or may be laid out, and
- (b) General plan for the extension of the city, its streets, Major Thoroughfares, water and sewer mains and other instrumentalities of public utilities within the city and its area of Extraterritorial Jurisdiction.
 1. The city council finds that in order to promote the public health, safety, and general welfare it is necessary to adopt this chapter:
 - (a) to establish general rules and regulations to govern plats and subdivisions of land within the corporate limits and
 - (b) to extend the general rules and regulations to govern plats and subdivisions of land to the area of extraterritorial jurisdiction and
 - (c) to establish procedures for implementing the Major thoroughfares plan for existing and planned extension of the city's Major Thoroughfares and streets within the corporate limits of the area of its extraterritorial jurisdiction.

(2) The city council finds that this chapter, through its establishment of a general regulatory system for development and the subdivision of land will provide for the safe, orderly and healthful development of the city.

Section 35-4002(old UDC), Purpose and application

This article establishes the general rules and regulations governing plats, the subdivision of land and the procedures the extension of the city's streets, Major thoroughfares and public utilities. It shall apply to all property within the city of San Antonio and its area of extraterritorial jurisdiction. No person shall subdivide any tract of land, which is located within the city or its extraterritorial jurisdiction except in conformity with the provisions of this chapter. The subdivision or development of land located within the city limits or within the city's extraterritorial jurisdiction must also comply with the regulations of section 35-6100 through 35-6199 of this code to the extent they are applicable.

Page 3
Mr. Dawson
February 6, 2003

Section 35-2071 Purpose (old UDC)

The preliminary overall area development plan (POADP) is a mechanism, which enables city and developer collaboration to enhance planning, and timeliness of plat processing and review. The POADP is intended to be a flexible plan, which is an overview of a subdivider's projected land development. In this context, the POADP will be used to determine if the proposed development is in compliance with current regulations and the city master plan, and to ensure adequate traffic circulation within the property to be developed as well as to and from adjoining properties. The POADP will also serve as a source of information for the city to be used in its planning activities.

Development Services cites the following:

The following on- site improvements, as well as, improvements along the projects limits are necessary and shall be provided by the developer on and before the completion of the Century Oaks Development at no cost to the City of San Antonio:

- Cibolo Canyon – Dedicate 86- feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended from Evans Road to Angostura Boulevard as shown on the City of San Antonio Major Thoroughfare Plan (MTP).
- Evans Road (east of proposed Cibolo Canyon) – dedicate 120-feet of ROW and construct a 4-lane divided roadway (Primary Arterial type A). The limits of construction shall be extended from proposed Cibolo Canyon to the east project limits.

The proposed POADP/ PUD plan is in conflict with approved PUD plan # 98-025, Century Oaks, dated March 24,1999.

The alignment for Evans Road was established by city ordinance # 59807, 60108, and 64707. Any plan deviating or in conflict with these ordinances shall be denied.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Shauna Weaver, P.E.

DATE: June 9, 2004

Address: Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-027

Name: Century Oaks

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Development Services,
Assistant Director C.O.S.A.

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038



March 8, 2004

RECEIVED

04 MAR -8 PM 4:03

Mr. Emil Moncivais
Planning Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

LAND DEVELOPMENT
SERVICES DIVISION

Re: Appeal to the Planning Commission on
Master Development Plan POADP #460 and #460A – Century Oaks

Dear Mr. Moncivais:

As a result of efforts by the Planning Department and Development Services, we have found a solution to the issues surrounding our appeal on the above referenced project. Based on these solutions, we are officially requesting that you withdraw our appeal to the Planning Commission that is scheduled for the March 10, 2004 agenda.

The Planning Commission will have an opportunity to endorse this final solution with their review of the PUD Plan for Century Oaks, which is scheduled for the March 24, 2004 agenda.

Once again, we appreciate your Department and Development Services' effort on this matter.

Sincerely,
Pape-Dawson Engineers, Inc.

Gene Dawson, Jr., P.E.
President

5724/04/WORD/LETTERS/040308A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



March 8, 2004

Mr. Emil Moncivais
Planning Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Appeal to the Planning Commission on
Master Development Plan POADP #460 and #460A – Century Oaks

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The Planning Commission will have an opportunity to endorse this final solution with their review of the PUD Plan for Century Oaks, which is scheduled for the March 24, 2004 agenda.

Once again, we appreciate your Department and Development Services' effort on this matter.

Sincerely,
Pape-Dawson Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Gene Dawson, Jr.', is written over the typed name.

Gene Dawson, Jr., P.E.
President

5734/U4/WORD/LETTERS/U40308A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

FAX

To: Michael Herrera
Fax: 207-7897
Date: 3/8/04
Re: Century Oaks

Total Pages (Including Cover): 2

Comments:

Originals to be delivered.

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you

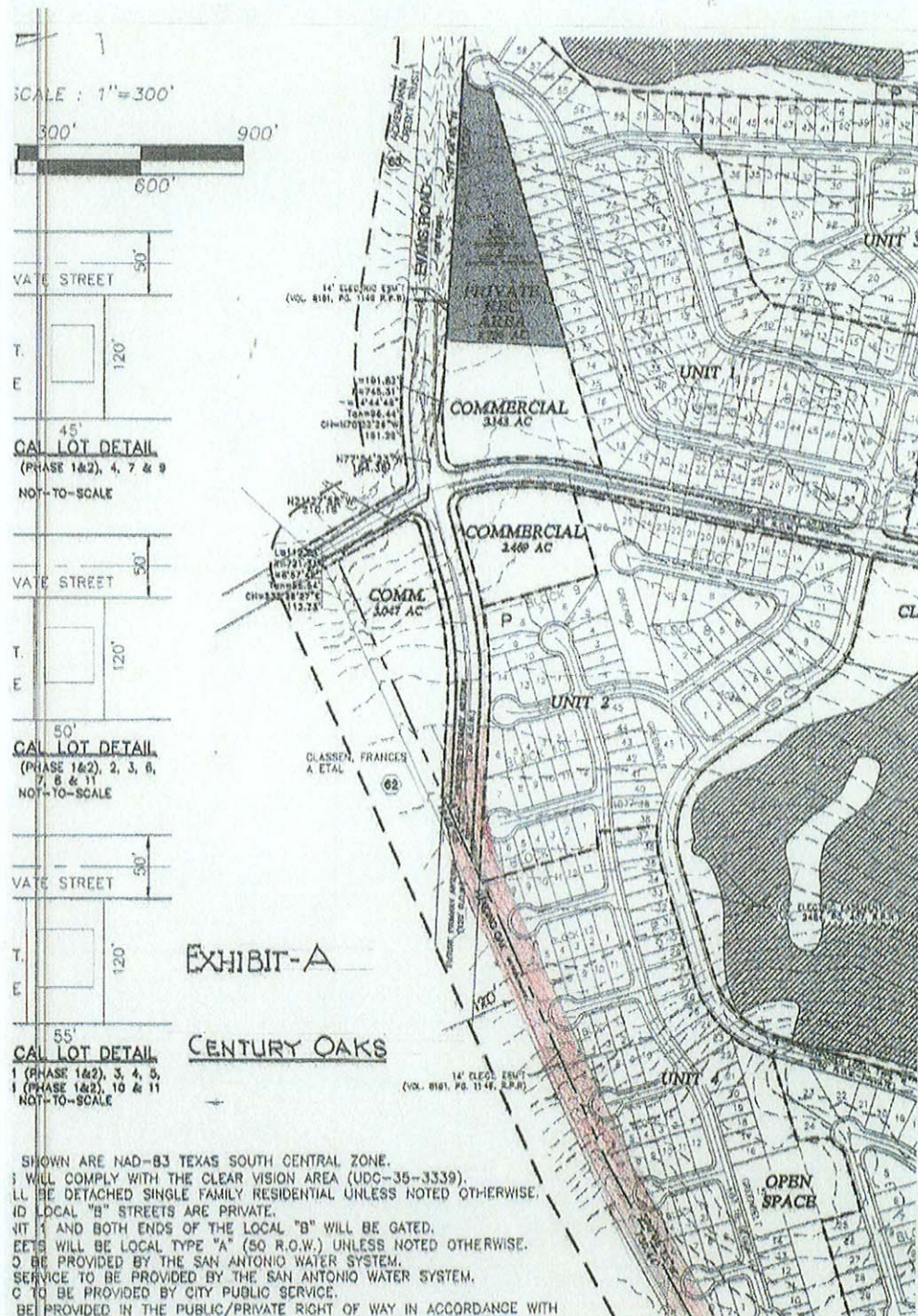
☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

From: Gene Dawson Jr Project No.: _____

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone 210 375.9000 | Fax 210 375 9010 | info@pape-dawson.com



- Option # 1, Exhibit- "A"
- As per (UDC) section 35-4109

February 9, 2004

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

04 FEB 11 AM 7:26



Mr. Emil Moncivais
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Appeal to Planning Department Decision on Revision to
Master Development Plan POADP #460 & 460A Century Oaks

Dear Mr. Moncivais:

In accordance with Section 35-412 D2, we are notifying you of our intent to appeal the Planning Department's decision on the above referenced revised Master Development Plan. Please schedule this issue for the Planning Commission as soon as possible.

This appeal is made in regards to the Planning Department ignoring the existing approved POADP on this property and attempting to extort a revision to the major thoroughfare alignment shown on the plan by creating undue delays in the project. Our purpose of appealing to the Planning Commission is to point out the following:

1. The proposed revisions were submitted on September 22, 2003. Final Planning Department response was not received until February 9, 2004. The Unified Development Code requires a written response within 30 days of a complete filing.
2. There is an approved POADP on the property showing the alignments of the thoroughfares through the property.
3. Pape-Dawson Engineers met with Development Services and the City Traffic Engineer prior to submitting the revised Master Development Plan and after submittal and were told that we should hold the existing alignment on the plan.
4. Four subdivision units have been design at a cost of \$200,000 based on the direction of Development Services.
5. Planning staff refuses to recognize the commitment that this master plan is already making to the major thoroughfare system with the reconstruction of Evans Road, creating the intersection of Stone Oak Parkway and Evans Road, and the extension of Stone Oak through the property at an estimated cost of \$4,680,000.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

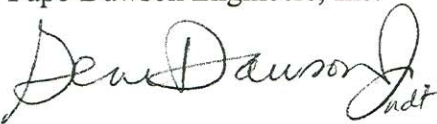
6. Many alternatives have been suggested to City staff with no response.
7. City staff has independently established that the adjacent property will not be platted for 30 to 50 years because of a quarry lease and platting or construction of half the arterial is a waste of money.

The following meetings have been held with the City of San Antonio on this issue:

- 4/24/03 Original meeting with Opitz, DeLaCruz, Rion, and Weaver.
Result: Alignment of Evans Road would be established as per current approved POADP for Flamingo Homes (460A).
- 11/10/03 Second meeting with Opitz, DeLaCruz, Rion, and Weaver.
Result: Same.
- 1/12/04 Meeting with Herrera, Lombrano, Garza, Dawson, and Weaver.
Informed of Planning Departments desires.
- 1/27/04 Meeting with Planning Department, Dawson.
- 2/9/04 Meeting with Planning Department, Dawson.

Please schedule this appeal immediately.

Sincerely,
Pape-Dawson Engineers, Inc.

A handwritten signature in cursive script, reading "Gene Dawson, Jr." with a stylized flourish at the end.

Gene Dawson, Jr., P.E.
President

cc: Jelynn Burley, City of San Antonio

Robert Lombrano

From: Michael Herrera
Sent: Friday, February 20, 2004 3:26 PM
To: Emil Moncivais; Florencio Pena; Roderick Sanchez; Jesus Garza; Robert Lombrano; Bill Burman
Subject: FW: Quarry Stuff

**FYI, this is the response I received from Laddie on the Century Oaks thoroughfare issue before the Planning Commission on 2/23/04.
I will keep everyone informed as I receive more information.**

Michael O. Herrera
Special Projects Coordinator
Planning Department
Comprehensive/ Transportation
(210) 207-7038
mherrera@sanantonio.gov

-----Original Message-----

From: Starla Smith [mailto:starlasmith@bitterblue.com]
Sent: Friday, February 20, 2004 12:13 PM
To: Michael Herrera
Subject: Quarry Stuff

Got your Voice Mail on my cell - I understood that. Alamo Cement's president, Allen Walsh, is at their quarterly meeting in Indianapolis. I can't do shit without his direction and approval. I have e-mailed him and left Voice Mail in Indiana about the urgency of my need for him to respond. His assistant says we should hear from him today or Saturday. As soon as he tells me what to do, I will get in touch with you. Alamo is very sensitive about the mining operations and we do not make any representations or presentations without their authorization. I'll be in touch. Sorry it ain't easy.

Gloria Rodriguez for Laddie Denton.

Laddie Denton
Bitterblue, Inc.
11 Lynn Batts Lane #100
San Antonio, TX 78218
210-828-6131
210-828-0504

2/20/2004

Robert Lombrano

Subject: Updated: Century Oaks
Location: Lone Star

Start: Thu 3/4/2004 3:30 PM
End: Thu 3/4/2004 4:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Required Attendees: Richard De La Cruz; Roderick Sanchez; Florencio Pena; Robert Lombrano
Optional Attendees: Norbert Hart

I just received a phone call from Billy Classen this meeting has grown to include Mr. Allen Walsh V.P. from Alamo Cement, Gene Dawson and possibly Mr Brad Gallo. The interests this issue is generating and the outcome will have a profound effect on the cities ability to implement and enforce the Major Thoroughfare Plan.

PLEASE TAKE NOTE OF THE NEW START TIME.

thank you

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

We will be meeting with Billy Classen about dedicating some ROW.
My phone conversation was very positive with Billy and I really want to keep it that way. He is going to speak with his Father and Uncle and will let me know If they will be attending our meeting.
I will keep everyone informed.

Thanks
Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

Robert Lombrano

Subject: Century Oaks
Location: Lone Star

Start: Thu 3/4/2004 2:00 PM
End: Thu 3/4/2004 3:00 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Required Attendees: Richard De La Cruz; Roderick Sanchez; Florencio Pena; Robert Lombrano

We will be meeting with Billy Classen about dedicating some ROW.
My phone conversation was very positive with Billy and I really want to keep it that way. He is going to speak with his Father and Uncle and will let me know If they will be attending our meeting.
I will keep everyone informed.

Thanks

Michael O. Herrera

Special Projects Coordinator

Development Services Department

Master Development Plan

mherrera@sanantonio.gov

TRANSMITTAL



To: City of San Antonio - Planning

Attn: ~~Michelle Gonzales~~ MICHAEL HERRERA

1901 S. Alamo ST

San Antonio, TX

RECEIVED
03 SEP 23 AM 10:19 Date: 9/22/03

LAND DEVELOPMENT
SERVICES DIVISION

Re: Century Oaks M.D.P./ P.U.D.

| QUANTITY | DESCRIPTION |
|----------|---|
| 1 | Check for \$1000.00 (M.D.P. & P.U.D. Fee) |
| 1 | Check for \$800.00 (Level 2 TIA) |
| 1 | M.D.P./P.U.D. Submittal |
| | |
| | |
| | |

03 SEP 24 AM 8:09
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS

From: Curtis Lee

Project No.: 5724-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

SEPTEMBER 8, 2003

042698

PAY *****800*****

DOLLARS AND *00*

CENTS

\$ **\$800.00*

TO THE
ORDER
OF
CITY OF SAN ANTONIO

Wynne Beatty
PAPE-DAWSON
CONSULTING ENGINEERS, INC.
AUTHORIZED SIGNATURE

⑈042698⑈ ⑆114923222⑆ 29 3997995⑈

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

SEPTEMBER 5, 2003

042693

PAY *****1000*****

DOLLARS AND *00*

CENTS

\$ **\$1000.00*

TO THE
ORDER
OF
CITY OF SAN ANTONIO

Wynne Beatty
PAPE-DAWSON
CONSULTING ENGINEERS, INC.
AUTHORIZED SIGNATURE

⑈042693⑈ ⑆114923222⑆ 29 3997995⑈

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF THE DIRECTOR
24 8 09

TRANSMITTAL



To: DEVELOPMENT SERVICES – Engineering

Date: 3/9/04

Attn: Robert Lombrano

1901 S. Alamo

San Antonio, TX 78204

(210) 207-5014

Re: Century Oaks

| QUANTITY | DESCRIPTION |
|----------|------------------|
| 1 | PUD Mailing List |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS _____

From: Shauna Weaver, P.E.

Project No.: 5724-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



City of San Antonio
Planning Department
Master Development Plan Section

MAILING LIST

RECEIVED

04 MAR 10 PM 2:47

LAND DEVELOPMENT
SERVICES DIVISION

PLAT NAME: Century Oaks MDP/PUD

PLAT # N/A

Please furnish names and addresses of the applicant, landowner, and surrounding property owners within two-hundred (200) feet of the proposed replat indicated on an attached Bexar Appraisal District Map(s). The names listed below should be keyed to the map(s) submitted indicating the specific property of each owner.

I hereby certify that the names, addresses, and zip codes listed below are those listed on the latest adopted ad valorem tax rolls as reflected by Bexar Appraisal District records for the current tax year.

Print or type name: Shauna L. Weaver

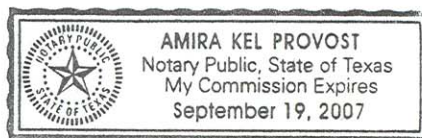
Signature: Shauna L. Weaver

Date: 3/10/04

Sworn to and subscribed before me by Shauna Weaver on
this the 10th day of March, 2004, to certify which witness by hand and
seal of office.

Amira Kel Provost

Notary Public, State of Texas
My commission expires: 9.19.07



| NAME & ADDRESS OF OWNER | NCB/CB | BLK | LOT |
|--|------------|--------------|-----|
| <u>Laredo Sonoma Ranch, LTd. c/o ABG Development</u> | | | |
| <u>15102 Jones Maltsberger</u> | | | |
| <u>San Antonio, TX</u> | <u>Zip</u> | <u>78247</u> | |

| NAME & ADDRESS OF APPLICANT OR AGENT | NCB/CB | BLK | LOT |
|---|------------|--------------|-----|
| <u>Pape-Dawson Engineers, Inc., Attn: Dennis Rion</u> | | | |
| <u>555 E. Ramsey</u> | | | |
| <u>San Antonio, TX</u> | <u>Zip</u> | <u>78216</u> | |

NAME & ADDRESS OF OWNERS WITHIN 200'

Note: All information must be typed or printed and must be legible.

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------------------|--------|------------|-----|
| McGettigan, James P & Deborah K | 4912A | 1 | 92 |
| 17655 Henderson Pass, Apt. 317 | | | |
| San Antonio, TX | Zip | 78232-1517 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|----------------------------|--|------------|-----|
| Ackermann Credit Trust | 4917 P4, 4A, 4B & 4C | | |
| c/o Ruby Frances Schwab Tr | A720 CB 4 918 P1A, 1B, AD, IF 1H, all 97 | | |
| 1288 N Business IH-35 | | | |
| New Braunfels, TX | Zip | 78130-3239 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|----------------------------|----------------------|------------|--------|
| Timeline Development Corp. | 4912A | 2 | 1-5,7, |
| P.O. Box 700210 | 9-16,19-29,31-33, 35 | BLK 1 | |
| | LOTS 89,91,103,107 | | |
| San Antonio, TX | Zip | 78270-0210 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|--------------------|--------|------------|-----|
| Elsner AA & Rose | 4912A | 2 | 6 |
| 5260 Rittiman Road | | | |
| San Antonio, TX | Zip | 78218-4641 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-----------------------------------|--------|------------|-----|
| Los Dos Partners Ltd. | 4912A | 2 | 8 |
| 14400 Northbrook Drive, Suite 110 | | | |
| San Antonio, TX | Zip | 78232-5038 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------------|--------|------------|-----|
| Pak, Hosing & Kristen J | 4912A | 2 | 18 |
| 705 Landa St. Ste. F | | | |
| New Braunfels, TX | Zip | 78130-6163 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------------------------|--------|------------|-----|
| Greater Texas Builders Inc., Ste. 112 | 4912A | 2 | 30 |
| 8632 Fredericksburg Road | | | |
| San Antonio, TX | Zip | 78240-1266 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|--------------------------|--------|------------|-----|
| Guel, Jorge A & Carmen M | 4912A | 2 | 34 |
| 2110 Pecan Hollow Dr. | | | |
| San Antonio, TX | Zip | 78232-5408 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-----------------------------|--------|------------|-----|
| Ramirez, Sylvester G & Anne | 4912A | 1 | 99 |
| 5 Coletto Ct. | | | |
| Belton, TX | Zip | 76513-5337 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------|--------|------------|-----|
| Moreno Manuel III | 4912A | 1 | 98 |
| 5514 Darmondale | | | |
| San Antonio, TX | Zip | 78261-2622 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------|--------|------------|----------|
| Davis, Jean W. | 4912A | 1 | 97,95,90 |
| 3 Aspen Creek Dr. | | | |
| San Antonio, TX | Zip | 78248-2401 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-----------------------------|--------|------------|-----|
| Jackson, Jesse P & Bonnie M | 4912A | 1 | 96 |
| 205 Deer Mesa | | | |
| Cibolo, TX | Zip | 78108-3191 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------------------|--------|------------|-------|
| Dickerson, Daniel J & Suzanne F | 4912A | 1 | 94,93 |
| 5612 Darmondale | | | |
| San Antonio, TX | Zip | 78261-2623 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|------------------------------------|--------|------------|-----|
| Union Federal Bank of Indianapolis | 4912A | 1 | 88 |
| 45 N Pennsylvania St., Ste. 600 | | | |
| Indianapolis, IN | Zip | 46204-3109 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-----------------|--------|------------|-----|
| Dager, Yelina | 4912A | 1 | 106 |
| 4615 Wetz Dr. | | | |
| San Antonio, TX | Zip | 78217-1184 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------------------|--------|------------|-----|
| Garrison, Willie C & Delbra K | 4912A | 1 | 105 |
| 18026 Crystal Knoll | | | |
| San Antonio, TX | Zip | 78258-3316 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|--------------------------------|--------|------------|-----|
| Stewart, Eugene D. & Teresa D. | 4912A | 1 | 104 |
| 5742 Darmondale | | | |
| San Antonio, TX | Zip | 78261-2624 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------|--------|------------|-----|
| Fry, Donald W | 4915A | | 31 |
| 23165 Hanging Oak | | | |
| San Antonio, TX | Zip | 78266-1729 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|----------------------|--------|------------|-----|
| Sifuentez, Pedro | 4915A | | 23 |
| 16205 San Pedro Ave. | | | |
| San Antonio, TX | Zip | 78232-3018 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------|--------|------------|-----|
| Gambrell, Donny | 4915A | | 22 |
| 4939 W. Loop 1604 | | | |
| San Antonio, TX | Zip | 78251-3901 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------------|--------|------------|-----|
| Vest, Michael J & Cynthia | 4915A | | 3 |
| 2406 Melrose Canyon Drive | | | |
| San Antonio, TX | Zip | 78232-5636 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------|--------|------------|-----|
| Valdez, Martha Jane | 4915A | | 2 |
| 3315 Buena Vista | | | |
| San Antonio, TX | Zip | 78207-4015 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-------------------|--------|------------|-----|
| Simpson, Dana M. | 4915A | 1 | 34 |
| 22050 Hanging Oak | | | |
| San Antonio, TX | Zip | 78266-1770 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|--------------------------|--------|------------|-----|
| Marshall, James & Sheryl | 4915A | 1 | 33 |
| P.O. Box 1001 | | | |
| Ennis, TX | Zip | 75120-1001 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|------------------------------|--------|------------|------|
| Alamo Concrete Products Ltd. | 34914 | | P-4B |
| P.O. Box 34807 | | | |
| San Antonio, TX | Zip | 78265-4807 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---|-----------------------------|------------|--------------------------|
| Classen, Harold W & Lawrence P. Classen | 4914 P-6 ABS 512 (60.83) | | |
| 19791 Classen Ranch | 4915 P-14 ABS 344 (198.434) | | |
| San Antonio, TX | Zip | 78266-2800 | 4917 P-3 ABS 720 (28.69) |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|-----------------------------------|--------|------------|-----|
| Boyanovsky, Robert M & Jennifer M | 4912A | 2 | 17 |
| 22318 Angostura Blvd. | | | |
| San Antonio, TX | Zip | 78261-2611 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|---------------------------|--------|------------|-----|
| Sutherland, R L & Jenny W | 4915A | | S |
| 22650 Hanging Oak | | | |
| San Antonio, TX | Zip | 78266-1720 | |

| NAME & ADDRESS | NCB/CB | BLK | LOT |
|----------------|--------|-----|-----|
| | | | |
| | | | |
| | Zip | | |

TRANSMITTAL



To: CITY OF SAN ANTONIO

Attn: Michael Herrera

Planning Department

1901 S. Alamo

Re: Century Oaks

RECEIVED

04 MAR 11 AM 11:36

Date: 3/10/04

LAND DEVELOPMENT
SERVICES DIVISION

(210) 207-7873

| QUANTITY | DESCRIPTION |
|----------|-----------------|
| 25 | Revised MDP/PUD |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS _____

From: Shauna Weaver, PE 

Project No.: 5724-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com



RECEIVED
B-9 PM 2:28

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW



LAND DEVELOPMENT
SERVICES DIVISION

Case Manager

Robert Lombrano, Planner II (Even File number)

Ernest Brown, Planner II (Odd file Number)

(210) 207-5014, rlombroso @sanantonio.gov

(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |

Public Hearing

☐ Yes

☒ No

☐ Major

☒ Minor

Date: March 26, 2004
February 3, 2004

(Check One)

Project Name: ~~Cedar Creek South Amendment~~ *Century Oaks Amendment*

File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9010

Contact Person Name: Alfonso Chua

E-mail: achua@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project: ~~Cedar Creek South MDP~~
No. 741 & PUD No. 02-014

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

Master Plans & P.U.D. Submittals 15 copies (folded) with Planning Department Request for Review form
(attached) for respective departments or agencies

October 16, 2003

Page 1 of 2

50 8 11-371 40

OFFICE OF DIRECTOR
DEPT. OF PLANNING
CITY OF SAN ANTONIO

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

— County never received amended Century Oaks plans until after MDP approval left
— County has concerns with regard to elimination of four way intersection at Evans and Proposed Secondary Arterial. *went out March 5,*
Current configuration of proposed secondary arterial may pose a safety concern with regard to sight distance and close proximity of Hanging Oak.
— County reserves the right to address regulations at time of platting.
Christina De La Cruz Development Services Engineer 3/29/04
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

MDP / PUD REVIEW

CENTURY OAKS MDP / PUD No. 03-027

Submitted Date: 9/23/2003 Routed: 9/29/2003

1. Parks-Open Space

Approved 10/28/2003 Disapproved 9/26/2003

2. Historic

Approved 9/30/2003 Disapproved _____

3. Zoning

Approved 10/10/2003 Disapproved _____

4 Disability Access (Sidewalk)

Approved 10/13/2003 Disapproved _____

5. Master Development Plan

Approved 10/13/2003 Disapproved _____

6. Major Thoroughfare Plan

12/05/2003

Approved _____ Disapproved 10/14/2003

7. Master Development Plan

Approved 12/05/2003 Disapproved 10/14/2003

8. Bexar County Public Works

Approved 10/14/2003 Disapproved _____

9. Storm Water Engineering

Approved 12/03/2003 Disapproved 10/24/2003

10. TIA

Approved 12/18/2003 Disapproved 10/16/2003

11. Tree Preservation

Approved _____ Disapproved 10/30/2003

12. Street and Drainage

Approved 12/17/2003 Disapproved _____

13. SAWS Aquifer

Approved _____ Disapproved _____

MDP / PUD REVIEW

CENTURY OAKS MDP / PUD No. 03-027

Submitted Date: 9/23/2003 Routed: 9/29/2003

1. Parks-Open Space

Approved 10/28/2003 Disapproved 9/26/2003

2. Historic

Approved 9/30/2003 Disapproved _____

3. Zoning

Approved 10/10/2003 Disapproved _____

4 Disability Access (Sidewalk)

Approved 10/13/2003 Disapproved _____

5. Master Development Plan

Approved 10/13/2003 Disapproved _____

6. Major Thoroughfare Plan

12/05/2003

Approved _____ Disapproved 10/14/2003

7. Master Development Plan

Approved 12/05/2003 Disapproved 10/14/2003

8. Bexar County Public Works

Approved 10/14/2003 Disapproved _____

9. Storm Water Engineering

Approved 12/03/2003 Disapproved 10/24/2003

10. TIA

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11. Tree Preservation

Approved _____ Disapproved 10/30/2003

12. Street and Drainage

Approved 12/17/2003 Disapproved _____

13. SAWS Aquifer

Approved _____ Disapproved _____

MDP / PUD REVIEW

CENTURY OAKS MDP / PUD No. 03-027

Submitted Date: 9/23/2003 Routed: 9/29/2003

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2. Historic

Approved 9/30/2003 Disapproved _____

3. Zoning

Approved 10/10/2003 Disapproved _____

MDP / PUD REVIEW

CENTURY OAKS MDP / PUD No. 03-027

Submitted Date: 9/23/2003 Routed: 9/29/2003

1. Parks-Open Space

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2. Historic

Approved 9/30/2003 Disapproved _____

3. Zoning

Approved 10/10/2003 Disapproved _____

4 Disability Access (Sidewalk)

Approved 10/13/2003 Disapproved _____

5. Master Development Plan

Approved 10/13/2003 Disapproved _____

6. Major Thoroughfare Plan 12/05/2003

Approved _____ Disapproved 10/14/2003

7. Master Development Plan

Approved 12/05/2003 Disapproved 10/14/2003

8. Bexar County Public Works

Approved 10/14/2003 Disapproved _____

9. Storm Water Engineering

Approved 12/03/2003 Disapproved 10/24/2003

10. TIA

Approved 12/18/2003 Disapproved 10/16/2003

11. Tree Preservation

Approved _____ Disapproved 10/30/2003

12. Street and Drainage

Approved 12/17/2003 Disapproved _____

13. SAWS Aquifer

Approved _____ Disapproved _____

PAPE DAWSON 375-9000 FAX 375-9010
Contact, Ph#: SHAUNA WEAVER
Sweaver@PAPE-DAWSON.com

No. Lots 4079 Acres 522.80

MDP / oPUD Review

NO: _____

Application date stamped: 9/23/03

Date routed: 9/29/03

CENTURY OAKS

- ☒ o to mapping for aerial ✓ ☐ o Map Info map w/ adjacent ownership ☐ o Mailing List Verification _____
- ☒ o check POADP map for adjacent dev. FLAMINGO HOMES 460-A ☐ o Zoning map ☐ o Legal Instrument _____
- ☐ o cross ref any PUD's ☐ o JUDSON ISD School Dist. e-mailed ☐ o 15 Blue Lines ✓
- ☐ o PLATS: EICH BRAUN U-1 960178 980442 08 1/2 x 11
CENTURY OAKS ESTATES U-1 000174
CENTURY OAKS ESTATES U-1B 000174
CENTURY OAKS ESTATES COMMERCIAL 020307
- ☐ o prelim check of general conformance _____ ☐ o Fees Due \$ 1000.00
- Ferg. Map: 485-B4

Before Committee _____

Aquifer: ☒ Yes ☐ No

I.C.L. Dist: E.T.J.

☐ o Master Development Plan

Approved 12/5/03 Disapproved 10/14/03

☐ o Street and Drainage

Approved 12/17/03 Disapproved _____

☐ o Major Thoroughfare

Approved _____ Disapproved 10/14/03

☐ o TIA

Approved 12/18/03 Disapproved 10/14/03

☐ o Neighborhoods / ☒ Historic

Approved 9/30/03 Disapproved _____

☐ o Zoning

Approved 10/10/03 Disapproved _____

☐ o Disability Access (Sidewalks)

Approved 10/13/03 Disapproved _____

☐ o Tree Preservation

Approved _____ Disapproved 10/30/03

☐ o SAWS Aquifer

Approved _____ Disapproved _____

☐ o Parks ^{1/2} Open Space

Approved 10/28/03 Disapproved 9/24/03

☐ o Storm Water Engineering

Approved 12/04/03 Disapproved 10/24/03

☐ o Fire Protection

Approved N/R Disapproved _____

☐ o Other: N/R

Approved _____ Disapproved _____

☒ o Bexar County Public Works

Approved 10/14/03 Disapproved _____

Notes:

JESUS took
PLAN WITH ARTERIA
DRAW OUT 11/6/04 10:00 AM

No. Lots 1,079 Acres 522.8

Review

Application date stamped: 9/23/03

Date routed: 9/29/03

EDWARDS AQUIFER RECHARGE ZONE

- ☒ to mapping for aerial ✓ ☐ Map Info map w/ adjacent ownership ☐ Mailing List Verification _____
- ☒ check POADP map for adjacent dev. FLAMINGO HOMES 460-A ☐ Zoning map ☐ Legal Instrument _____
- ☐ cross ref any PUD's ☐ JUDSON ISD School Dist. e-mailed ☐ 15 Blue Lines ✓
- ☐ PLATS: EICHBAUM U-1 960178
CENTURY OAKS ESTATES U-1 980442
CENTURY OAKS ESTATES U-1B 000174
CENTURY OAKS COMMERCIAL 020307 ☒ 8 1/2 x 11 ☐ Fees Due \$ 1000.00
- ☐ prelim check of general conformance _____ Ferg. Map: 485-B4

Before Committee _____

Aquifer: ☒ Yes ☐ No

I.C.L. Dist: E.T.J.

☒ Master Development Plan

Approved 12/5/03 Disapproved 10/14/03 9/26/03

☒ Street and Drainage

Approved 12/17/03 Disapproved 9/26/03

☒ Major Thoroughfare

Approved 12/5/03 Disapproved 10/14/03 9/26/03

☒ TIA

Approved 12/18/03 Disapproved 10/16/03 9/26/03

☒ Neighborhoods / ☒ Historic

Approved 6/30/03 Disapproved 9/26/03

☒ Zoning

Approved 10/10/03 Disapproved 9/26/03

☒ Disability Access (Sidewalks)

Approved 10/13/03 Disapproved 9/26/03

☒ Tree Preservation

Approved N/R Disapproved N/R 9/26/03

☒ SAWS Aquifer

Approved _____ Disapproved 9/26/03

☒ Parks - Open Space

Approved _____ Disapproved 9/26/03 9/26/03

☒ Storm Water Engineering

Approved 12/03/03 Disapproved 10/24/03 9/26/03

☒ Fire Protection

Approved N/R Disapproved 9/26/03

☐ Other: NAP

Approved _____ Disapproved N/R

☒ Bexar County Public Works

Approved 10/14/03 Disapproved 9/26/03

Notes:



MASTER DEVEL. PLAN

City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED

(Check One)

Date: 9/04/03

- ☐ Master Development Plan (MDP)
☒ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

12/6/03

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombrano) Even File Number

Project Name: Century Oaks File#

Reference Any MDP's, POADP's, and PUD's associated with this project:

Master Development
approved
12/9/03

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

03 SEP 24 AM 8:10
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

M.T.P.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

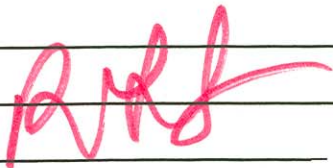
~~BUILT 1/2 OF RDWY UP TO END OF PROPERTY~~
~~ON PROPOSED SECONDARY ARTERIAL~~

~~CONSTRUCT 1/2 OF EVANS RD~~

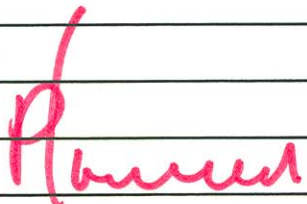
~~BUILT 1/2 OF THE SECONDARY ARTERIAL~~
~~ON THE NORTH END OF THE PROPERTY~~

~~CONSTRUCT 1/2 OF THE RDWY ON EVANS RD.~~
~~ON THE WEST END OF THE PROPERTY.~~

OK



Signature



Title

12/05/02

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



MDP
City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One)

03 DEC -1 PM 4:06

Date: 9/04/03

- ☐ Master Development Plan (MDP)
☒ ~~MDP~~ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) **Odd File Number**

(Robert Lombrano) **Even File Number**

Project Name: Century Oaks **File#** _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:** ☒ Master Development Plan
☐ Major Thoroughfare
☐ Neighborhoods
☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____
- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

RECEIVED

03 DEC -1 PM 4:06

LAND DEVELOPMENT
SERVICE DIVISION

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROVIDE LEGAL DISCRPTION ON PLAN

PROVIDE SECONDARY ACCESS AT UNIT, 1 & 3,
2 & 4, 5 & 6, 8, 10 & 11

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

MEMO



RECEIVED

03 DEC -1 PM 4:07

LAND DEVELOPMENT
SERVICES DIVISION

To: Robert Lombrano
Date: November 28, 2003
Re: Century Oaks MDP/PUD
PUD No. 03-027

Please find attached an updated copy of the Century Oaks MDP/PUD. This plan has been revised based on comments received from the City of San Antonio. Issues related to secondary access, Evans Road alignment, and the Loop Road were discussed in a separate meeting with Bob Opitz and Richard DeLaCruz. We believe the attached plan reflects the results of those discussions.

Please advise if you have additional comments. Otherwise, please forward your approval to the Planning Department.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 DEC -5 AM 5:11

From: Shauna Weaver (PD) *SW*
cc: Michael Herrera (CSA)
Richard DeLaCruz (CSA)

Project No.: 5724-04

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED
03 DEC -1 PM 4:07
03 SEP 23 AM 10:22

(Check One)

- ☐ Master Development Plan (MDP)
☒ ~~MDP~~ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
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☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombrano) Even File Number

Project Name: Century Oaks File#

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
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To: ☒ Master Development Plan

☐ Major Thoroughfare

☐ Neighborhoods

☐ Historic

☐ Disability Access (Sidewalks)

☐ Storm Water Engineering

☐ SAWS Aquifer

☐ Other: _____

☐ Street and Drainage

☐ TIA

☐ Zoning

☐ Tree Preservation

☐ Parks - Open Space

☐ Fire Protection

☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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03 SEP 24 8:10
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

RECEIVED

03 DEC -1 PM 4: 07

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROVIDE LEGAL DESCRIPTION ON PLAN

PROVIDE SECONDARY ACCESS AT UNIT, ~~8~~ 1 & 3,
2 & 4, 5 & 6, 8, 10 & 11

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED
RECEIVED
03 DEC -7 PM 4:07
03 SEP 23 AM 10:22
Date: 9/04/03

(Check One)

- ☐ Master Development Plan (MDP)
☒ MDP/ P.U.D. Plan (combination)
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☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombrano) Even File Number

Project Name: Century Oaks File# _____

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☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks - Open Space
☐ Fire Protection
☐ Bexar County Public Works

03 SEP 24 AM 8:10
OFFICE OF PLANNING
OFFICE OF DIRECTOR

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RECEIVED

03 DEC -1 PM 4: 07

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

IDENTIFY PROPOSE SECONDARY ARTERIAL

~~RECONSTRUCT~~ CONSTRUCT EVANS RD TO END
OF PROPERTY

PROVIDE EXIST ALIG. OF EVANS FROM SECONDARY
ARTERIAL TO END OF PROPERTY.

RLL

Signature

PLANNER II

Title

10/14/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



MDT

**City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW**

RECEIVED

03 SEP 23 AM 10:22
Date: 9/04/03

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) **Odd File Number**

(Robert Lombrano) **Even File Number**

Project Name: Century Oaks **File#** _____

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | | |
|------------|--|--|
| To: | <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| | <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| | <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| | <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| | <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks – Open Space |
| | <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| | <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| | <input type="checkbox"/> Other: _____ | |

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City of San Antonio Planning Department use

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03 SEP 24 AM 8:10
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

IDENTIFY PROPOSE SECONDARY ARTERIAL

~~PROPOSE~~ CONSTRUCT EVANS RD TO END
OF PROPERTY

PROVIDE EXIST ALIG. OF EVANS FROM SECONDARY
ARTERIAL TO END OF PROPERTY.

R.L.L.

Signature

PLANNER II

Title

10/14/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



MDP
City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED

03 SEP 23 AM 10:22
Date: 9/04/03

(Check One)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

Project Name: Century Oaks File#

Reference Any MDP's, POADP's, and PUD's associated with this project:

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(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☒ Master Development Plan ☐ Street and Drainage
- | | |
|--|--|
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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03 SEP 24 AM 8:10
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROVIDE LEGAL DISCRPTION ON PLAN

PROVIDE SECONDARY ACCESS AT UNIT, ~~8~~ 1 & 3,
2 & 4, 5 & 6, 8, 10 & 11

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

RECEIVED

03 SEP 23 AM 10:22
Date: 9/04/03

Check One)

Master Development Plan (MDP)
MDP/ P.U.D. Plan (combination)
Master Plan Community District (MPCD)
Traditional Neighborhood Development (TND)
Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Case Managers: (Ernest Brown) Odd File Number
(Robert Lombrano) Even File Number

Project Name: Century Oaks File# _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

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☐ Disability Access (Sidewalks)
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☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
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Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request
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City of San Antonio Planning Department use

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

IDENTIFY PROPOSE SECONDARY ARTERIAL

MUST CONSTRUCT EVANS RD TO END
OF PROPERTY

R.L.L.

Signature

PLANNER II

Title

10/14/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Major Thoroughfare

(Check One)

Date: 9/04/03

- ☐ Master Development Plan (MDP)
☒ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Plat Certification Request

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MOAZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)
☐ Other: _____

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

03 SEP 23 AM 10:24

PLANNING DEPARTMENT
SERVICES DIVISION

12/9/03

Case Managers: (Ernest Brown) **Odd** File Number

(Robert Lombardo) **Even** File Number

Project Name: Century Oaks **File#** _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:** ☐ Master Development Plan
☒ Major Thoroughfare
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☐ Historic
☐ Disability Access (Sidewalks)
☐ Storm Water Engineering
☐ SAWS Aquifer
☐ Other: _____

- ☐ Street and Drainage
☐ TIA
☐ Zoning
☐ Tree Preservation
☐ Parks – Open Space
☐ Fire Protection
☐ Bexar County Public Works

03 SEP 24 AM 8:11
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Note: Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

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☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

PROVIDE THE NEW MAJOR THOROUGHFARE
ALIG ON THE FUTURE PRIMARY ARTERIAL
ON HANGING OAK.

Built 1/2 of the San Cibolo Canyon Secondary
arterial on the North end ~~of~~ to the end
of the property.

Built 1/2 of Enans Rd on the West end
to ~~up the property~~.
The End of the Property.

[Signature]

Signature

[Signature]

Title

12/5/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



MTP

City of San Antonio
Planning Department

Master Development Plan Section

REQUEST FOR REVIEW

RECEIVED

RECEIVED

03 DEC -1 PM 4: 06

03 SEP 23 AM 10: 22

Date: 9/04/03

(Check One)

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- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Public Hearing ☒ Yes ☐ No

☐ Major ☐ Minor

Case Managers: (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

Project Name: Century Oaks File#

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- ☐ Neighborhoods
- ☐ Historic
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- ☐ Storm Water Engineering
- ☐ SAWS Aquifer
- ☐ Other: _____

- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
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- ☐ Parks – Open Space
- ☐ Fire Protection
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RECEIVED

03 DEC -1 PM 1:06

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

IDENTIFY PROPOSE SECONDARY ARTERIAL

~~PROPOSE~~ CONSTRUCT EVANS RD TO END
OF PROPERTY

PROVIDE EXIST ALIG. OF EVANS FROM SECONDARY
ARTERIAL TO END OF PROPERTY.

R&L

Signature

PLANNER II

Title

10/14/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Planning Department
 Master Development Plan Section
REQUEST FOR REVIEW

DISABILITY

RECEIVED

03 SEP 23 AM 10:21
 Date: 9/04/03

(Check One)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan (MDP) <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Master Plan Community District (MPCD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> P.U.D. Plan <input type="checkbox"/> Mixed Used District (MXD) <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Pedestrian Plan (PP) <input type="checkbox"/> Other: _____ |
|--|--|

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

CONTACT: SHAUNA WEAVER

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombardo) Even File Number

Project Name: Century Oaks File# _____

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 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|--|--|
| To: <input type="checkbox"/> Master Development Plan <input type="checkbox"/> Major Thoroughfare <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic <input checked="" type="checkbox"/> Disability Access (Sidewalks) <input type="checkbox"/> Storm Water Engineering <input type="checkbox"/> SAWS Aquifer <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Street and Drainage <input type="checkbox"/> TIA <input type="checkbox"/> Zoning <input type="checkbox"/> Tree Preservation <input type="checkbox"/> Parks – Open Space <input type="checkbox"/> Fire Protection <input type="checkbox"/> Bexar County Public Works |
|--|--|

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator Date: _____

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03 OCT 14 AM 11:12

03 SEP 24 AM 8:10
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

MEMO

Storm Water



RECEIVED

03 DEC -1 PM 4: 07

LAND DEVELOPMENT
SERVICES DIVISION

To: Terrance Jackson
(CSA Stormwater)

Date: November 28, 2003

Re: Century Oaks MDP/PUD
PUD No. 03-027

Please find attached an updated copy of the Century Oaks MDP/PUD. The attached PUD plan has been revised to show proposed locations for dedicated drainage easements.

Please advise if you have additional comments. Otherwise, please forward your approval to the Planning Department.

From: Shauna Weaver (PD)

Project No.: 5724-04

cc: Michael Herrera (CSA)

57/24/04/word/memo/031128a3.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

City of San Antonio

RECEIVED
03 DEC -1 PM 4:07

Interdepartmental Correspondence Sheet

LAND DEVELOPMENT
SERVICES DIVISION

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: Century Oaks MDP PUD Plan
File

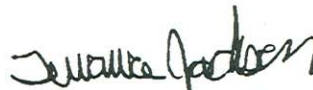
October 23, 2003

Storm Water Engineering has reviewed the MDP/PUD Plan for Century Oaks and have the following comments:

The Master Drainage Plan Exhibit shows flow paths for the water, however there PUD Plan does not show dedicated drainage easement limits. Please revise accordingly.

Should you have any questions please call me at 207-8045.

DO NOT
RELEASE
102303 AV.



Terrance Jackson, P.E.
Storm Water Engineering Division

CENTURY OAKS

RECEIVED

03 DEC -1 PM 4: 07

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: COMMENTS ATTACHED

DeMotte Jackson, P.E.

Signature

STORM WATER ENGINEER

Title

10/23/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano

STORM WATER

From: Arturo Villarreal
Sent: Wednesday, December 03, 2003 1:02 PM
To: Robert Lombrano
Cc: Michael Herrera; Terrance Jackson; Shauna Weaver (E-mail)
Subject: Century Oaks MDP

Storm Water Comments.



SC-CenturyOaks-S
W-OK.pdf

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: Century Oaks MDP PUD Plan File **ROBERT LOMBRANO**

SALADO CREEK
ELM WATERHOLE
EW 3

December 3, 2003

Storm Water Engineering recommends approval for the MDP/PUD Plan for Century Oaks. Currently this development is eligible for FILO.

Should you have any questions please call me at 207-8045.

NO FURTHER
COMMENTS
J.
2-3-03

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

Robert Lombrano

storm water

From: Arturo Villarreal
Sent: Thursday, October 23, 2003 3:38 PM
To: Robert Lombrano; Shauna Weaver (E-mail); Pape Dawson (E-mail)
Cc: Michael Herrera; Terrance Jackson
Subject: Century Oaks

Storm Water Comments.



SC-CenturyOaks-S
W-1.pdf

CENTURY OAKS

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: COMMENTS ATTACHED

DeMotte Jackson, P.E.

Signature

STORM WATER ENGINEER

Title

10123103

Date _____

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Storm Water

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: Century Oaks MDP PUD Plan
File

October 23, 2003

Storm Water Engineering has reviewed the MDP/PUD Plan for Century Oaks and have the following comments:

The Master Drainage Plan Exhibit shows flow paths for the water, however there PUD Plan does not show dedicated drainage easement limits. Please revise accordingly.

Should you have any questions please call me at 207-8045.

DO NOT
RELEASE
10/23/03 AV.



Terrance Jackson, P.E.
Storm Water Engineering Division

Storm Water

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Michael Herrera

FROM: Terrance Jackson, P.E.

COPIES TO: Samuel Carreon, P.E. , Arturo Villareal, P.E. , File

SUBJECT: Century Oaks MDP PUD Plan File **ROBERT LOMBRANO**

SALADO CREEK
ELM WATERHOLE
EW 3

December 3, 2003

Storm Water Engineering recommends approval for the MDP/PUD Plan for Century Oaks. Currently this development is eligible for FILO.

Should you have any questions please call me at 207-8045.

NO FURTHER
COMMENTS
J.

2-3-03

Terrance Jackson
Terrance Jackson, P.E.
Storm Water Engineering Division

40221A STREET & DRAINAGE
REMOVED

Robert Lombroso

From: Christi Tanner
Sent: Wednesday, December 17, 2003 12:48 PM
To: Shauna Weaver (E-mail); Michael Herrera; Robert Lombroso; Richard De La Cruz; Todd Sang; Robert Opitz
Subject: Century Oaks MDP/PUD Plan

I approve this MDP/PUD with the following comments:

Whether detention is required or not will be determined by Public Works Storm Water Engineering. During the platting process I will need verification of their decision. If detention is required, then the construction plans and calculations for the pond will be reviewed by Development Services at the technical reviewing stage.

It should also be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats, within the limits of this MDP/PUD the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, and right-of-way requirements.

Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044

CONFIDENTIALITY NOTE: This e-mail and any files transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system.

12/17/2003

STREET/DRAINAGE

Robert Lombrano

From: Christi Tanner
Sent: Wednesday, December 17, 2003 12:48 PM
To: Shauna Weaver (E-mail); Michael Herrera; Robert Lombrano; Richard De La Cruz; Todd Sang; Robert Opitz
Subject: Century Oaks MDP/PUD Plan

I approve this MDP/PUD with the following comments:

Whether detention is required or not will be determined by Public Works Storm Water Engineering. During the platting process I will need verification of their decision. If detention is required, then the construction plans and calculations for the pond will be reviewed by Development Services at the technical reviewing stage.

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Christi L. Tanner, EIT
Development Services Engineering
City of San Antonio
ph# 207-6044

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City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

Date: 9/04/03

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Public Hearing ☒ Yes ☐ No
☐ Major ☐ Minor

Shanna Weaver

Case Managers: (Ernest Brown) Odd File Number

(Robert Lombrano) Even File Number

Project Name: Century Oaks **File#** _____

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open Space |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____ | |

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

03
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
OFFICE OF THE
DIRECTOR


☒ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

- ① Please show existing Evans Road
- ② Secondary Access Units 1 + 3
- ③ Intersection Improvements (Stone Oak + Evans)
- ④ Collector for Loop Road (70' ROW, 44' pavement)
- ⑤ Secondary Access Unit 10 + 11
- ⑥ Alignment of Evans is not consistent with City of SA MTP.


Signature

Senior Engineer
Title

10-16-03
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, October 16, 2003 10:20 AM
To: Ernest Brown; Robert Lombrano; Todd Sang; 'sweaver@pape-dawson.com'
Subject: Century Oaks - Disapproved MDP



century_oaks_mdp
01.jpg



century_oaks_mdp
02.jpg

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

CITY OF SAN ANTONIO
Development Services Department

TIA

Interdepartmental Correspondence **Sheet**

TO: Michael Herrera – Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Century Oaks, Level 3, TIA

DATE: December 15, 2003

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Century Oaks Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Century Oaks proposed development is located in Northeast Bexar County on Evans Road approximately 5 miles east of US 281. The site is located north of Evans Road and is bounded to the east by Hanging Oak. It is a Planned Unit Development (PUD) consisting of 1,076 residential dwelling units. It is estimated that the development will occur at the rate of 125 dwelling units per year and will be completed by 2012.

Evans Road and Cibolo Canyon will provide regional access to and from the proposed development. Cibolo Canyon will be extended northwest from Evans Road to Angosturo Boulevard (existing Century Oaks Estates, Unit 1 PUD). The proposed development is projected to generate 549 AM peak hour trips and 667 PM peak hour trips with a total of 8,070 daily trips by the year 2012.

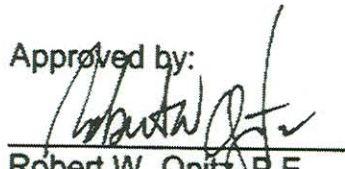
The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Century Oaks Development, at no cost to the City of San Antonio:

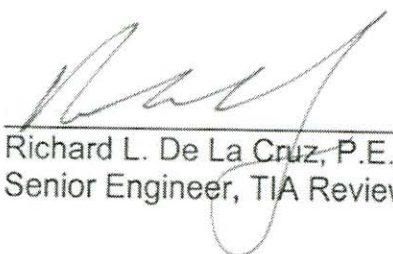
- Cibolo Canyon - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended from Evans Road to Angosturo Boulevard as shown on the City of San Antonio Major Thoroughfare Plan (MTP).
- Evans Road (east of proposed Cibolo Canyon) – Dedicate 120-feet of ROW and construct a 4-lane divided roadway (Primary Arterial Type A). The limits of construction shall be extended from proposed Cibolo Canyon to the east project limits.
- The Developer shall provide 60 feet of ROW from the centerline of Evans Road west of proposed Cibolo Canyon adjacent to this proposed project. This will require a property dedication by the developer.
- The developer shall be responsible for upgrading the intersection of Evans Road and Cibolo Canyon as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity on Evans Road and a traffic signal when warranted.

- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
- All Roadways shall conform to Table 506-1: Functional Classification System Description.
- All proposed median openings on Cibolo Canyon should provide sufficient left – turn storage for northbound and southbound traffic. For tee – intersections on Cibolo Canyon the median shall provide a bullet nose design as described on page 701 of 2001 AASHTO Policy on Geometric Design of Highways and Streets (AASHTO Green book).
- Intersection of Cibolo Canyon and Evans - Additional ROW (120 – feet in width) has been provided on Cibolo Canyon. The added ROW will allow future expansion of the intersection to possibly allow dual left turns and a right turn deceleration lane for Cibolo Canyon.
- Right turn deceleration lanes shall be constructed on Cibolo Canyon and Evans Road for all collector streets accessing these arterial streets. This construction may require dedication of additional right-of-way.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal and external street plan. All major arterials and local streets shall follow all regulations as per the Uniform Development Code. The Major Arterials shown on the MDP shall follow the City of San Antonio MTP and the horizontal alignments will be implemented at the time of platting. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Approved by:


Robert W. Opitz, P.E.
Chief Engineer, Development
Services Engineering Division


Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

RWO/RLD
ID 2003TIA0992

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Thursday, December 18, 2003 7:48 AM
To: Robert Lombrano; Ernest Brown; Todd Sang; Michael Herrera
Cc: Robert Opitz
Subject: Century Oaks - Approval



century_oaks_mdp 03.jpg



century_oaks_mdp 04.jpg

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence **Sheet**

TO: Michael Herrera – Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Century Oaks, Level 3, TIA

DATE: December 15, 2003

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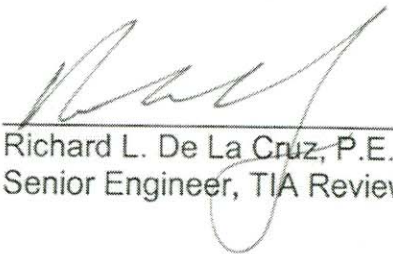
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Approved by:


Robert W. Opitz, P.E.
Chief Engineer, Development
Services Engineering Division


Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

RWO/RLD
ID 2003TIA0992

TIA

Ernest Brown

From: Richard De La Cruz
Sent: Thursday, December 18, 2003 7:48 AM
To: Robert Lombrano; Ernest Brown; Todd Sang; Michael Herrera
Cc: Robert Opitz
Subject: Century Oaks - Approval



century_oaks_mdp 03.jpg



century_oaks_mdp 04.jpg

Thank You,
Richard L. De La Cruz, P.E.
Senior Engineer
Development Services Department
(210) 207-0265 (Office)
(210) 759-1215 (Pager)
rdelacruz@sanantonio.gov

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

Century Oaks, Level 3 TIA

Page 2

12/16/2003

TIA Century Oaks

TO: Michael Herrera – Planning Department
FROM: Development Services Engineering Division
COPIES TO: File
SUBJECT: Century Oaks, Level 3, TIA
DATE: December 15, 2003

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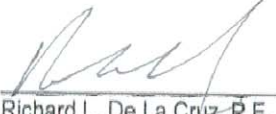
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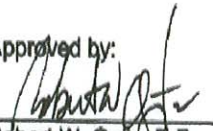
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Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:


Robert W. Opitz, P.E.
Chief Engineer, Development
Services Engineering Division

RWO/RLD
ID 2003TIA0992

ZONING

Robert Lombrano

From: John Jacks
Sent: Friday, October 10, 2003 10:43 AM
To: 'Sweaver@pape-dawson.com'
Cc: Ernest Brown; Michael Herrera; Robert Lombrano
Subject: Century Oaks MDP/PUD Plan

Century Oaks MDP/PUD Plan

Zoning recommends approval. OCL

John Jacks
Senior Planner
City of San Antonio

Robert Lombrano

TREES

From: Debbie Reid
Sent: Friday, December 12, 2003 2:17 PM
To: 'Shauna Weaver'
Cc: Robert Lombrano; Mark C. Bird
Subject: RE: Century Oaks

Shauna the DRP is vesting single family residential where the new submittal has commercial golf course. You can continue to proceed in acquiring vesting for this area of the new MDP submittal and/or submit a tree stand delineation and \$75 review fee for this area.

Let me know.
Happy Holidays!

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Thursday, December 11, 2003 2:57 PM
To: Debbie Reid
Cc: Robert Lombrano; Joan Miller
Subject: RE: Century Oaks

Please provide Tree approval for the Century Oaks. Reference DRP#341 for this property.

Thank You,
Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Thursday, November 13, 2003 8:57 AM
To: 'Debbie Reid'
Cc: 'Robert Lombrano'; 'Joan Miller'
Subject: RE: Century Oaks

The City of San Antonio has issued DRP#341 for this property. It is my understanding that a DRP (rather than a VRP) is sufficient to grandfather this property from the tree ordinance.

Thank You,
Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey

San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Thursday, October 30, 2003 3:23 PM
To: Sweaver@pape-dawson.com
Cc: Robert Lombrano; Joan Miller
Subject: Century Oaks

Disapproved - requires a tree stand delineation plan and \$75 or a VRP#.

Debbie Reid
City Arborist
(210) 207-8053

MEMO

TREES



RECEIVED

03 DEC 29 PM 3:15

To: Debbie Reid

Date: 12/24/03

Re: Century Oaks MDP/PUD Plan

LAND DEVELOPMENT
SERVICES DIVISION

We understand that the single-family areas of the above-referenced master plan are grandfathered from the tree ordinance based on DRP#341. You have indicated that the golf course project is a change of use from the original POADP and will not be grandfathered. Therefore, the golf course project must comply with the City of San Antonio Tree Preservation Ordinance.

The previous developer of this property initiated the golf course project. If the current owner decides to complete the golf course, a tree stand delineation plan and tree affidavit will be submitted to your office for that project.

03 DEC 30 AM 7:38
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

From: Shauna Weaver, P.E. *SW*

Project No.: 5724-04

cc: Michael Herrera

PAPE-DAWSON ENGINEERS, INC.

Shauna Weaver

From: Debbie Reid [DReid@sanantonio.gov]
Sent: Friday, December 19, 2003 5:28 PM
To: Shauna Weaver
Subject: RE: Century Oaks

RECEIVED
03 DEC 29 PM 3:15

Yes if the area was single family in the POADP from which the vesting is based on.

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Wednesday, December 17, 2003 6:58 AM
To: Debbie Reid
Subject: RE: Century Oaks

Debbie-

Is it your understanding that the single family areas of this MDP can still be vested under the original DRP #341.
Shauna

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Tuesday, December 16, 2003 6:24 PM
To: Shauna Weaver
Subject: RE: Century Oaks

The golf course is a change of use from the original POADP which is the basis of the DRP. Therefore this golf course project would not be vested as I understand.

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Tuesday, December 16, 2003 6:52 AM
To: Debbie Reid
Subject: RE: Century Oaks

Debbie-

We need a clarification of your email. We understand that DRP#341 can still apply to the single family areas within this MDP. However, the commercial golf course area needs a new VRP or tree stand delineation plan. Please confirm.

Thank You,

Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Friday, December 12, 2003 2:17 PM
To: Shauna Weaver

03 DEC 30 AM 7:38
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Cc: Robert Lombrano; Mark C. Bird
Subject: RE: Century Oaks

Shauna the DRP is vesting single family residential where the new submittal has commercial golf course. You can continue to procede in acquiring vesting for this area of the new MDP submittal and/or submit a tree stand delineation and \$75 review fee for this area.

Let me know.
Happy Holidays!

Debbie Reid
City Arborist
(210) 207-8053

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Thursday, December 11, 2003 2:57 PM
To: Debbie Reid
Cc: Robert Lombrano; Joan Miller
Subject: RE: Century Oaks

Please provide Tree approval for the Century Oaks. Reference DRP#341 for this property.

Thank You,
Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Shauna Weaver [mailto:sweaver@pape-dawson.com]
Sent: Thursday, November 13, 2003 8:57 AM
To: 'Debbie Reid'
Cc: 'Robert Lombrano'; 'Joan Miller'
Subject: RE: Century Oaks

The City of San Antonio has issued DRP#341 for this property. It is my understanding that a DRP (rather than a VRP) is sufficient to grandfather this property from the tree ordinance.

Thank You,
Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Thursday, October 30, 2003 3:23 PM
To: Sweaver@pape-dawson.com
Cc: Robert Lombrano; Joan Miller
Subject: Century Oaks

Disapproved - requires a tree stand delineation plan and \$75 or a VRP#.

Debbie Reid
City Arborist
(210) 207-8053

Robert Lombrano

TREES

From: Shauna Weaver [sweaver@pape-dawson.com]
Sent: Thursday, November 13, 2003 8:57 AM
To: Debbie Reid
Cc: Robert Lombrano; Joan Miller
Subject: RE: Century Oaks

The City of San Antonio has issued DRP#341 for this property. It is my understanding that a DRP (rather than a VRP) is sufficient to grandfather this property from the tree ordinance.

Thank You,

Shauna L. Weaver, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, TX 78216
Telephone: 210-375-9000
Fax: 210-375-9010
sweaver@pape-dawson.com

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]
Sent: Thursday, October 30, 2003 3:23 PM
To: Sweaver@pape-dawson.com
Cc: Robert Lombrano; Joan Miller
Subject: Century Oaks

Disapproved - requires a tree stand delineation plan and \$75 or a VRP#.

Debbie Reid
City Arborist
(210) 207-8053

Robert Lombrano

From: Debbie Reid
Sent: Thursday, October 30, 2003 3:23 PM
To: 'Sweaver@pape-dawson.com'
Cc: Robert Lombrano; Joan Miller
Subject: Century Oaks

Disapproved - requires a tree stand delineation plan and \$75 or a VRP#.

Debbie Reid
City Arborist
(210) 207-8053

PARKS

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Planning Department
FROM: John McDonald, Senior Planner
COPIES: File
SUBJECT: Century Oaks Master Development Plan

DATE: October 28, 2003

I recommend approval of the Century Oaks Master Development Plan.

Century Oaks is a proposed subdivision of 1067 homes north of San Antonio, within the City's Extra Territorial Jurisdiction. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 9.6 acres.

The applicant has requested the designation of a 54-acre parcel as a Natural Area. This request has been approved with the following conditions:

- Any land management, development or improvements to be guided by the San Antonio Parks and Recreation System Plan, Volume 3, Land Use and Management Planning Guidelines for Natural Areas, adopted as Ordinance by Council in 2002.
- Although not surveyed for the presence of karst invertebrates this site is located in US Fish and Wildlife karst Zone 2, indicating high probability of listed endangered karst invertebrates. Unless specific surveys are conducted, and prove absence, all karst features are assumed to be occupied by federally listed endangered karst invertebrates and ALL contemplated land management, development or improvements to the property will be coordinated with the department of US Fish and Wildlife.
- Aggressive, exotic species need to be controlled. These include ligustrum shrubs around the homestead; Bermuda grass (mostly around the homestead); and feral hogs.
- Trash and rubbish need to be removed and disposed of properly. Most is located in the horizontal hay silos and around the homestead buildings.
- Existing buildings are attractive nuisances in their present condition. They should be removed; or stabilized and managed as interpretive elements of past land use.
- Unauthorized public access should be strictly controlled. The home site shows abundant evidence of vandalism and inappropriate activity.
- Recent (20-40 year) invasion of juniper, mostly in the east-west transverse belt of live oak, should be controlled.
- Invasion of grasslands by woody species should be controlled to preserve and enhance native grassland communities.

Robert Lombrano

Parks

From: John McDonald
Sent: Tuesday, October 28, 2003 10:12 AM
To: Robert Lombrano
Cc: Michael Herrera
Subject: Century Oaks Master Development Plan

Approval is for MDP only, not PUD.



MEMO - MDP
Century Oaks APP.do.

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

PARKS

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Planning Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Century Oaks Master Development Plan

DATE: September 26, 2003

I do not recommend approval of the Century Oaks Master Development Plan.

Century Oaks is a proposed subdivision of 1067 homes north of San Antonio, within the City's Extra Territorial Jurisdiction. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 9.6 acres.

The plan include a 3.7 acre site designated as Private Rec Area. All Parks and Open Space required under the UDC must meet a category listed in Table 503-2. If the applicant intends the Private Rec Area to fall under the Park category, then further information is required. The applicant should refer to the aforementioned table.

The 53.98 acre Open Space parcel, as defined by the MDP, does not meet the requirements of the UDC.

The applicant has failed to submit a Parks and Open Space Provision and Maintenance Plan as required under 35-503(d)2.

PARKS

Robert Lombrano

From: John McDonald
Sent: Friday, September 26, 2003 2:43 PM
To: Robert Lombrano
Cc: Michael Herrera; 'sweaver@pape-dawson.com'
Subject: Century Oaks MDP



MEMO - MDP
Century Oaks.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

PARKS



October 8, 2003

Mr. John McDonald
City of San Antonio
Parks and Recreation Department
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Century Oaks Subdivision
Master Development Plan

Dear Mr. McDonald:

This letter addresses your comments dated September 26, 2003, regarding the requirements of Section 35-503(d)(2) of the City of San Antonio's Unified Development Code (UDC) for the Private Recreation Area and open spaces designated within the Master Development Plan of Century Oaks Subdivision.

Century Oaks Subdivision is a 527.27-acre single-family and golf course development located along the north side of Evans Road between Agostura Boulevard and Hanging Oak. The site is bounded on the west and north by Century Oaks Estates Unit 1 subdivision. It is also bounded on the east by existing ranch properties. Small commercial developments are anticipated at the intersection of Evans Road and Cibolo Canyon.

As shown on the Master Development Plan, there will be approximately 1067 single-family lots averaging from 45-55 feet wide and 120-foot deep. Based on the park space requirements in Section 35-503(b)(1), the development plan will need 9.4 acres of parks or open space ($1067 \div 114 = 9.4$).

In order to meet the requirements of Section 35-503, the developer is requesting Natural Area designation for a 54.0-acre tract located at the north end of the property. This tract contains several geologic features located within three natural depression areas. The topography within this area is very unique and likely provides significant infiltration to the Edwards Aquifer. The proposed Natural Area will remain undeveloped to preserve geologic features and to accommodate existing drainage patterns. The Natural Area may be used in a sustainable manner for education research, aesthetic enjoyment for nature lovers, walking or jogging trails and other appropriate uses not detrimental to the existing features.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

03 OCT 10 PM 1:03

Approximately 13.6-acres within the 54.0-acre tract will remain outside of the area that could be inundated should the depressions ever completely fill with stormwater. Access to this Natural Area is currently provided through the adjacent existing residential subdivision. Additional pedestrian access will be provided from the proposed street (Walden Walk). Finally, it is the developer's intent to demolish the existing dilapidated ranch house within this tract to eliminate potential safety hazards. It may be possible for some of the surrounding ranch buildings to be salvaged in order to create amenities for use within this area.

The following documentation supporting our request for a Natural Area designation is submitted for your consideration:

- Aerial Photograph
- Geologic Assessment (by W.F. Castella)
- SWCA report

In addition to the proposed Natural Area, a private recreation facility is planned near the south end of the property at the intersection of Evans Road and Cibolo Canyon. Final plans have not been developed for this facility. However, a clubhouse building, pool, and play areas are anticipated.

Although the proposed subdivision is of conventional type, the developer will initially administer the Natural Area and recreation facility. The developer will soon organize a permanent homeowners' association that assumes full responsibility for its maintenance. The homeowners' association will include in its by-laws provisions allocating funds to be dedicated to the maintenance of these areas.

Please include this letter in your review of the Master Development Plan. Should additional information be required, please do not hesitate to call.

Sincerely,
Pape-Dawson Engineers, Inc.

Shauna L. Weaver

Shauna L. Weaver, P.E.
Project Manager

Attachments

Cc: Mike Herrera- Planning Dept.

03 OCT 10 PM 1:03
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

From: aescobar@co.bexar.tx.us
Sent: Tuesday, October 14, 2003 8:25 AM
To: jdiamond@pape-dawson.com
Cc: Robert Lombrano; ebrown@sanantonio.gov
Subject: FW: Review comments for MDP

Bexar County review comments associated with the following MDP have been completed. Recommend approval pending on addressing the following comments:

Century Oaks Subdivision - No comments from Environmental on sanitary sewer
- Need to address sight distance (see redline comments)

10/14/2003

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|--------------|-----------------|-------------|-----------|-----------|
| Century Oaks | Robert Lombrano | Pape-Dawson | 9/23/2003 | 9/26/2003 |
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|------------|---|-----------|------------|---|-----------|------------|---|
| 10/14/2003 | N | 9/26/2003 | 10/14/2003 | N | 9/26/2003 | 10/10/2003 | Y |
| 12/5/2003 | Y | | 12/5/2003 | N | | | |
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|-----------|------------|---|-----------|------------|---|-----------|------------|
| 9/26/2003 | 10/16/2003 | N | 9/26/2003 | 10/30/2003 | N | 9/26/2003 | 9/26/2003 |
| | 12/18/2003 | Y | | | | | 10/28/2003 |
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| N | | | | 9/26/2003 | 10/24/2003 | N | 9/26/2003 | | |
| Y/C | | | | | 12/3/2003 | Y | | | |
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| 9/26/2003 | 10/14/2003 | Y | N/R | N/R | N/R | | |
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